

**WATERSIDE III BOARD OF DIRECTOR'S  
MINUTES OF THE MEETING  
FEBRUARY 21, 2019**

1. **Call to Order** – the meeting was called to order by P. Yeatman at 11:00 a.m. in the Waterside III Social room.
  
2. **Proof of Notice**- P. Yeatman stated that the meeting notice was duly posted.
  
3. **Establish a Quorum**- A quorum was present for the meeting as all Board members were in attendance.
  
4. **Minutes of the BOD Meeting; January 15, 2019**- D. Cote made a motion to waive the reading of the minutes for the January 15, 2019 board meeting and approve them. J. VanGorder seconded the motion and the motion was carried unanimously.
  
5. **President's Report**- P. Yeatman presented the report and a copy is attached.
  
6. **Treasurer's Report**- J. VanGorder presented the Treasurer's report and a copy is attached.

7. **Property Manager's Report-** C. Magill presented the report and a copy is attached. Also provided was a spreadsheet of future projects and is Exhibit A. J. VanGorder brought up a related item and cited that many questions have been asked as to why WSI & II had lower quarterly fees. The largest portion was that WSIII carries additional flood insurance which is \$20K per year. A motion was made by J. VanGorder to not renew the excess flood insurance and terminate the policy immediately. D. Cote seconded the motion. The vote was 4 in favor and I opposed and the motion was passed.

## 8. Committee Reports

a. **Landscape Committee-** No report

b. **Hounshell Social Committee-** L. Yeatman read the report for the committee and a report is attached.

c. **Pool-** P. Yeatman presented the report and a copy is attached.

d. **Building & Facilities-** P. Yeatman read the Committee's report and a copy is attached.

e. **Website-** S. Walker read the report for the committee and a copy is attached.

9. **Comcast Affairs**-D. Cote reported that a Comcast report was received. A meeting will be held on Monday, February 25, 2019 with the other WS buildings to start working on a plan for the community's renewal plan for cable and internet.

10. **WMA Affairs**- Nothing to report.

11. **EBIA**- P. Yeatman read the report and a copy is attached.

## 12. **Old Business**

a. **Rules and Regulations** – J. Hockley presented the proposed changes in the Rules and Regulations.

## 13. **New Business**

a. **Committee and Chairpersons**- The landscape committee will be chaired by N. Carran and the members will be K. Smith and L. Wood. The Website committee will be chaired by D. Kaiser and the members are J. Markelz and R. Cote. The pool committee is comprised of only 1 member and that is J. Russo. The Social Committee is chaired by C. Hounshell and members included are L. Yeatman, J. Stewart, L. Pestow, J. Wood, C. Miller and D. Brunelle. Building and Facilities is P. Martin. J. VanGorder made a motion to add C. Eck to the Crisci Finance Committee, replacing P. Yeatman. P. Yeatman seconded the motion and the motion was passed unanimously. The new Noise Abatement Committee will be comprised of members J. Wood, J. Stewart, J. Lievens and J. Frey. The Board

decided not to address the RAC committee at this meeting, but would the next meeting.

**b. Statement of Cash Receipts and Disbursements or a Full Disclosure Compilation-** Per the Florida State Statute, our Association, with revenue of \$480,631.69 is required to have review of the 2018 books and records. This requirement was waived by vote of the membership at the annual meeting in February, 2018.

Since the association waived its financial statement requirement, Florida Statute states we should consider preparing a statement of Cash Receipts and Disbursements or a full disclosure Compilation in accordance with GAAP.

If we wish us to prepare a Cash Receipts and Disbursements, it will be at an additional cost of \$800. If we wish us to prepare a full disclosure Compilation, it will be at an additional cost of \$1,200.

Carmel Magill consulted with Kerry Yeager of Myers, Bretholtz and was advised that since their year-end financials already meet and or exceed this requirement they do not recommend that the Board choose either option. The Board agreed and voted unanimously not to perform either option.

**c. Review and Revisit the Issue of Locks for the Social Room/ Fitness Room-** The issue will be reviewed at a future board meeting.

**d. Any Issues that were raised at the Annual Meeting that require follow-up-** P. Yeatman said a letter with the revised Rules and Regulations will be sent out to owners when approved by the Board. Included with this mailing will be a letter of instruction of how to file or invoke a “grandfather clause” for any revisions to the new documents and regulations. In addition there will be an email sent stating the same to owners.

14. **Sales and Leases** – C. Magill presented the lease applications for units 361, 372 and 375. The lease applications are included in the PM report and it is attached.
15. **Comment and Discussion by Unit Owners-** D. Brunelle asked if sound proofing could be installed in the common wall in their unit and the fitness room wall. The board will ask P. Martin to investigate solutions for unit noise issues, in general. Any sound proofing of any unit wall will be at the owner's expense. C. Magill will also provide information on potential solutions used in WSI & II. J. VanGorder asked if technology options could be investigated for the Social Room.
16. **Adjournment-** J. VanGorder made a motion to adjourn the meeting. D. Cote seconded the motion and the motion was carried unanimously.

Respectfully Submitted,

S.M.Walker

**President's Report  
21 February 2019**

There is very little for me to say. I said it all at the Annual Meeting. I look forward to another good 12 months and the ability to serve this community.

**TREASURER'S REPORT**

The December 2018 financials received from M&B indicate a surplus of \$13,389. This is great execution of our budget plan by our Property Manager and her team and the Board. Thank you to all.

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>> The Property Manager will be covering several areas involving project plans and associated costs that will require Board involvement.

## **PROPERTY MANAGER'S REPORT**

**Thursday Feb 21<sup>st</sup> 2019**

Plumbing Inspections: This will be taking place Thursday, February 28<sup>th</sup> in addition to the usual items close attention will be paid to water heaters and garbage disposals due to recent issues.

Sewer and Waste Line Clean Out: Could be done in March but there will be some inconvenience as clean outs are located in the garages, would the board like to wait until after season and schedule this in May?

Upcoming Project for Board Consideration: With the building painting on the reserve schedule the following items should be considered:

There is an active leak in the face of the building stucco by unit 3H3's picture window and above the lanai. Spectrum Contracting have been here and are working on an estimate to do the repairs and 3H3 have their insurance adjuster due out this week also.

Projects for consideration Summer 2019:

- Replace all bathroom extractor exterior vents
- Replace exterior storage door hinges as needed and make repairs to frames
- Replace the sprinkler pipes under the building as needed

Projects for consideration Summer 2020:

- Paint Building to include stucco repairs, caulking and Lanais

- Replace lanai cages and screens

**Sales Applications:** There are no new sales however 381 has just been listed

**Lease Applications:**

2/1/2019	3/1/2019	361	Cora and John Rubitschun
3/4/2019	4/1/2019	372	Bruce H Grasser
3/1/2019	3/31/2019	375	Cora and John Rubitschun

## INSERT C. MAGILL PROJECT SPREADSHEET

### Hounshell Social Committee Report February 21, 2019

Good morning.

Well it's been a very busy season of parties so far and all very well attended. Since the last Board Meeting, we ended January with a Tapas Cocktail party, started off February with Super Bowl, followed closely by the Chinese New Year party and recently, our very lovely Valentine's dinner. Thanks to all of you who participate and make these parties so successful.

We start off March 5th with the Mardi Gras Party and our annual St. Patrick's Day party will follow on the 17th. Please sign up as soon as possible if you are interested in attending these parties.

April 1st will be a new party, a Western BBQ that will be catered. We are in the process of getting quotes. Shortly we will have the sign up, as money will need to

be collected to pay for the food. There will be a cutoff date as well, so please check the bulletin board for all information.

We plan to have our annual Easter Brunch April 21st and welcome family and friends you may have visiting.

There will be a ladies luncheon today and the next one will be March 21st. Please check the bulletin board for updates.

Please check the Social bulletin board for details on all these events. As always, thank you for your participation.

Carolyn Hounshell – Social Chairperson

Diane Brunelle

Chris Miller

Judy Stewart

Jan Wood

Laraine Yeatman

### **Pool Report (21 February 2019)**

Hi all, (Gary Kaufmann, Lee Ann Rosengrten, Tom Taege, John Russo & Dave Bridges)

Pools will be the death of us all. Since my positioning as President of W3 and the conclusion of the holidays I've been trying to get a handle on how things are being done. The intent is to see if there are ways we can eliminate emotion and personalities; and find ways that best serve the residents of W3&4 within the scope of WMA's ownership and Vesta's management.

I have a couple general thoughts that I would like to throw on the table for consideration to achieve the best results for our buildings residents, WMA and Vesta. Lee Ann (as long as Vesta has her in this position) is our (W3&4) point person, not Gary and not the pool company. When there is an issue she gets contacted, and we now have her work cell number if Vesta's emergency number is unresponsive during off hours.

W3 will continue to have John Russo represent W3's interests as head of our Pool Committee. Since I/we haven't heard to the contrary we believe that Dave Bridges still represents W4's



interests. These people will be the ones that will communicate the day to day issues to Lee Ann. Naturally if there are emergencies or equipment failures anyone can contact Lee Ann. Hopefully these two individuals will also feel free to talk with each other about any issues that come to their attention.

WMA owns the pool and W3&4 own the responsibility to pay for its operation and maintenance. Similar to the Property Management reports we get for our buildings, W3, and I feel confident W4, would like to get a monthly update on maintenance problems that happened and items that are in the plans for the pool. Like similar system reports we get from our property managers, these would be most appreciated once a month, let's say by the third working day of each month. This doesn't need to be more than an email, something that can easily be taken from reports to Vesta management, that allows us to see trends or areas which may require our comments to avoid future problems.

I'm hoping that this note will be the first step in a cooperative spirit to a better working relationship regarding the pool. I am open to comments or alternatives.

Regards,

Pete

## **BUILDING & FACILITIES REPORT**

### **Water Heater Replacements**

For the third time, we'll be offering owner optional water heater replacement. The first such program was in 2009, the second in 2013. All those replaced in 2009 are out of warranty, all those in 2013 by summer. Franklin Seckinger did both the 2009 and 2013 replacements and will again do these. Timing will be May/June.

At a minimum, I recommend replacement for all water heaters installed in 2009 and earlier. Once again this will be owner optional for W3 owners. For the record W1 felt it important enough to have all their water heaters replaced that their BOD mandated this twice, first after 10 years and again here after 20 years.

Why now and why Franklin Seckinger?

o Especially for those 10 years old, failures will likely be occurring soon. Unless plumbing connections to the pans and closet drains are up to date flooding will result when the water heaters start to leak.

o Those stocked by the Home Depots, et al, are 240 volts; ours are 208s  
Altho after a failure you can probably get a 240 within a couple days it might be 3 or more weeks to obtain a 208v. The 240s are 3300 watts; the 208s 4500 watts. So heat recovery is much longer with a 240 watt.

o Franklin Seckinger is the most experienced water heater installer for W1,2 and 3. And they have obtained multi unit purchase pricing.

Soon with the W3 BOD's blessing I'll be preparing an email for all W3 owners with specifics, including manufacture year of all water heaters in W3, pricing and timing for the replacements.

### **Pool and Cabana Water Use**

o I continue to monitor the meters daily, fortunately no recent glitches.

o Pool water consumption averages just a bit over 1000 gal/day, half of that on a cold day when the pool remains unoccupied to almost double that on a high use day. And cabana and pool bathroom consumption averages less than 5% of pool water consumption.

### **Building Committee Role**

o Most of my activity: inspection, problem identification, and birddogging BC (Before Carmel) is now a thing of the past. Carmel and Paul identify and implement opportunities and problems before I even know they exist. Thank you Carmel and Paul!

o However I want to continue to be a resource to the BOD and Carmel, am willing to continue as Building Committee Chair if the BOD so wishes.

Paul Martin

### **WEBSITE COMMITTEE REPORT**

The committee met once in 2019; attended by committee members Roberta Cote, Janet Markelz and Donna Kaiser, along with visitors Leanne Stephens (site designer/developer) and Ross Miller (ex committee chair).

An annual payment of \$14.98 is required before March 9 to retain the domain privacy service. There was money allocated in the budget for site maintenance. We ask board approval to renew the agreement.

Thank you -  
Donna

## **EBIA Report**

(W3 Board Meeting 21 February 2019)

With the exception of the EBIA Documents Committee presentation of the proposed Re-stated Documents to the Members; and a follow on meeting of Members and Owners to Review the proposed documents, there is nothing new to report.

After one on one discussions with Waterside III Board Members regarding the proposed documents it was determined that the W3 EBIA Representative should inform the EBIA Committee that the documents presented are unacceptable and would receive a "Decline" vote from Waterside III. At the Review Meeting it appeared to be unanimous opinion by both Members and Owners present to reject the documents offered if these were put up for a vote of the Members.

In general terms the current proposed documents are perceived to place too much power in the hands of EBIA and control over Neighborhood Associations such as Waterside III and WMA. The Committee will accept input (which W3 provided via email) from the Membership for consideration in making changes to their document. There is a likely hood of this process continuing over many iterations. Not having new documents has no effect on the operation of EBIA. Our current documents have worked for over 20 years and will continue to do so until we are presented with an acceptable alternative.

I wish to thank the many W3 owners who attended the Document Review meeting and providing their intelligent comments.

Respectfully submitted,  
Pete Yeatman  
W3 Voting Representative