

**WATERSIDE III BOARD of DIRECTOR'S**  
**MINUTES of the MEETING**  
**MARCH 12, 2019**

1. **Call to Order-** The meeting was called to order by P. Yeatman at 10:00 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 Board Meeting; February 21, 2019-** J. Hockley made a motion to waive the reading of the minutes of the February 21, 2019 board meeting and approve them. J. VanGorder seconded the motion and the motion was passed unanimously.
  
5. **President's Report** – P. Yeatman presented the report and a copy is attached.
  
6. **Treasurer's Report-** J. VanGorder reported that the latest financial report (through January) reflects an under budget condition. The report is attached.

7. **Property Manager's Report** – C. Magill presented the Property Manager's report and a copy is attached. J. Hockley made a motion to approve the following projects, 1) replacement of exterior door hinges, repair frames and prime and paint the doors, 2) manufacture and install stainless frame socks and replace all sprinkler pipes and heads under the building and 3) paint the interior of all exterior doors. D. Cote seconded the motion and the motion was passed unanimously.

8. **Committee Reports**

a. **Hounshell Social**- C. Hounshell read the report for the Committee and a copy of the report is attached.

b. **Building & Facilities**- P. Martin presented the committee's report and a copy is attached.

9. **Comcast**- D. Cote stated that the work has begun for contract renewal. At this point the Waterside buildings are concentrating on renewal with Comcast since the infrastructure is in place and their performance has been good. Other providers have been investigated but do not have the capabilities of Comcast.

10. **WMA**- R. Miller stated that the annual meeting and annual WMA party is scheduled for March 19, 2019.

11. **EBIA**- P. Yeatman stated that there was nothing new to report.

12. **Old Business**

- a. **Rules & Regulations-** P. Yeatman stated that there has been continuing work on updating the Rules and Regulations. An amendment was proposed that if alcohol is to be brought into the social room or kitchen it must be removed when departing the room(s). J. VanGorder made a motion to approve this recommendation and it was seconded by J. Hockley. The motion was passed unanimously. J. VanGorder made a motion to amend the parking amendment to reflect that vehicles parked in the garage must be parked within their parking space and will not protrude more than six inches out from the pillars. J. Hockley seconded the motion and it was passed unanimously. P. Yeatman presented a re-write of a paragraph for bikes. It was proposed that garage owners would be able to park their bikes between their vehicle and the back wall or on a floor to ceiling bike rack, as long as the vehicle is parked within the designated boundary. D. Cote made a motion to accept the bike rule and J. Hockley seconded the motion. The motion was carried unanimously.
- b. **Review and Revisit Locks on the Social and Fitness Rooms**  
– P. Yeatman revisited the need for locks on the social room doors and fitness room doors. Following discussion, P. Yeatman made a motion for the Social Room locks to be removed and the Fitness Room to remain locked. D. Cote seconded the motion. The vote was 3 votes in favor and 2 votes opposed, the motion was carried.
- c. **Committees and Chairpersons-** P. Yeatman started the discussion about the RAC (Risk Assessment Committee). Following discussion, it was determined the RAC Committee would continue with members B. Carran, T. Kaiser, D. Chyna and D. Cote.

**13. New Business**

**a. Tentative Schedule for Building Painting and Lanai**

**Replacement-** A motion was made by J. Hockley to repaint the building in the summer of 2019. P. Yeatman seconded the motion and it was passed unanimously. Further discussions will be held in the next Board meeting when all quotes have been received. The lanai replacement was deferred to a future meeting. J. Hockley volunteered to chair a committee to get additional information, including an engineering report. P. Martin, D. Chyna and C. Magill will be part of the Committee.

**14. Sales and Leases-** C. Magill reported that unit 344 was sold. A motion was made by P. Yeatman to approve the sale of the unit. D. Cote seconded the motion and it was passed unanimously. C. Magill also reported the March lease for unit 372 was cancelled.

**15. Comment and Discussion by Unit Owners-** J. Markelz reported that the Website Committee is looking for a volunteer to join the Committee. Also the Committee is working on a new website section which will include pictures of the residents. A note regarding the website will be sent to all unit owners. C. Magill reported the pond fountain (in the pond between building II and III) is a work in progress. There is no date as to when the fountain will be re-installed.

**16. Adjournment –** P. Yeatman made a motion to adjourn the meeting. J. Hockley seconded the motion and the motion was carried unanimously.

Respectfully Submitted,

S.M. Walker

BOD Secretary

### **President's Report 12 March 19**

It seems like the season just started and already the end of season seems to be in sight. The time when we have all or the majority of the Board and many, if not most of our residents, is very limited; so we try to cram many things in that window of time. It may seem like we just had a Board meeting, but here we are with another. Having the ability of face to face communication is extremely important, not only for the operation of our Association; but also for a cohesive interaction with our residents.

Today we're going to tackle things needing decisions for effective scheduling and financial planning. In addition, we will address updating our Rules and Regulations, started by the Board last August. Also, one can we've been kicking down the road for the last few months, is whether we should keep or remove the locks on the Social Room and/or the Exercise Room.

Let me start with a situation that required a temporary solution on my part. John Russo, Chairman of the Pool Committee, has been dealing with some serious personal issues. In the interim I've asked Charlie Eck to step in and work with the pool team until John can return to active duty. I am trying to put in place a cooperative manner and procedure regarding the pool that will meet our needs and reduce or eliminate any tension regarding its operation and maintenance. No one should expect any miracles or an immediate turn around. Some may feel that the communication and management of the pool is not going as well as it should. I ask every pool user to write any issues, problems or complaints in the book provided in the storage closet in the Pool building. It is difficult for Waterside III to express concern to WMA about pool issues, if the people who feel there is a problem fails to act. Please never assume that since a problem was previously reported that your issue is not a reoccurrence or there has been a failure to act on the initial reporting. W3 Board members are not intermediaries to Vesta's (Lee Ann). However, you can cc a Board member on an email to Vesta regarding issues so we are also aware. Please do not involve Carmel, she has no jurisdiction over the pool. I will express our concern that Vesta needs to improve making pool information available to owners, either directly or indirectly.

I know that I've sent out a Newsletter stating this, but I need to reinforce the fact that there are changes in the Declaration and the Bylaws that may affect the status of owners with an established ownership prior to February 19, 2019. In order to protect rights you may feel you are entitled to, due to these changes, it is imperative you state that in writing with an electronic or hard copy image of the issue in question. The most likely issue may be Section 12.2 USE RESTRICTIONS – Animals. An owner's privilege to maintain having an animal and type of animal have changed. I do not wish to imply that this may be the only area of concern; you must read the documents and make your own determination. Any requests to be "grandfathered in" for a change to the documents must be presented to the Property Manager by April 30, 2019. If a request is reviewed and denied, you will be notified.

Now in preparation for our snowbirds departure, here is an early heads up in case you are leaving before the next Board meeting in April.

1. Everyone must have a current registered Home Watch person; that is a person who has ready access to your unit incase needed by the PM and can communicate with the owner and provide quick responses if needed. They also need to check the unit for leaks, AC operation (78 ), any damage to the unit, move a car if required, perform anything an owner should have done before leaving. This is not an all inclusive list only a short overview.
2. **Any rugs or electrical items must be removed from every lanai, when you depart.** Lanais that do not have closed shutters must remove **everything** from the lanai and into the unit.

I would like to encourage everyone to use our new website: [www.Waterside3.com](http://www.Waterside3.com). The website team is working diligently to make this a highly user friendly site. We want this to be the place owners go to get answers to most of their day to day questions, find out what things are happening and get other owner's opinions of contractors, restaurants and places of interest. You should check the website at least once a week to stay current. If you have lost the password to get into the owner's only section please contact the Property Manager's office.

Please make sure you either attend or submit a proxy for the March 19, 2019 WMA Annual Meeting. If you have any comments about how WMA is operating its amenities and our pool I strongly urge you to comment at the meeting. I also, urge you to attend their party at the pool that evening. This is always a great party with good food, wine and beer as well as an opportunity to meet your neighbors and dance.

Respectfully submitted,  
Pete Yeatman

## **TREASURER'S REPORT**

The January financials reflect a slightly "Under Budget" performance for the month. Thank you team. The Board continues to monitor closely "reserve oriented" projects for optimal timing. The PM will cover these in more detail.

## **PROPERTY MANAGER'S REPORT**

**Tuesday March 12<sup>th</sup> 2019**

Plumbing Inspections: These have been completed and with Paul Martin's help we have rolled out the hot water heater replacement option for this summer. Owners have until March 29<sup>th</sup> to sign up for this. Please email the office and copy Paul Martin.

Bug Free: Bug Free has been bought out by ARROW Pest Control but the service will remain the same for now. They will be at WS III on Friday March 15<sup>th</sup> from 9am to noon, Paul will accompany them into your unit and lock up if you are not home.

Spectrum Contracting: There is a major crack in the expansion joint above the picture window at 3H3 that is being worked on at present. The stage lift will be in place until this is complete after which time we will be removing sections of the drywall from inside above and around that window to finish up the repairs.

Upcoming Projects: The new Master Bath vents arrived last Friday March 8<sup>th</sup> and we will be fitting a sample in the next week or two. The main install is due to begin the week of April 22<sup>nd</sup> approximately.

Upcoming Project for Board Consideration 2019:

- Replace exterior storage door hinges as needed and make repairs to frames, paint and prime \$190.50 per door – 22 doors (outside only)
- Owner option to paint the inside of the door \$35 per door
- Manufacture and install stainless frame “socks” – work in progress, working on pricing
- Replace all sprinkler pipes and heads under the building \$8900
  
- Paint Building to include stucco repairs, caulking, Lanais and Walkways – new quote due 3/12 (second and third quotes in the works)

Future Projects:

- Replace lanai cages and screens – quoted in 2016 at \$152,000 plus 8% increase in costs since then approximately \$162,000 at today’s pricing – lead time 3 months

**Sales Applications:** 344 Newcomb to Vanderburg due to close today 3/12

**Lease Applications:** 372 Bruce Grasser for March Cancelled due to health issues

## **Hounshell Social Committee Report March 12, 2019**

I am thrilled to say we had a record number of attendees at our MardiGras party last week. Actually, every party this season has been extremely well attended and we thank you all for your participation. I would also, like to thank our committee who helped make these parties so successful.

Our annual St. Patrick's Day party is coming up and if you haven't yet signed up, please do so.

April 1st will be a new party, a Western BBQ catered by Mission BBQ. The cost is \$25/pp and the sign up is on the Social Bulletin Board. Western dress is encouraged, but not mandatory. As money will need to be collected, the cutoff is March 26th, so please sign up ASAP if you are interested.

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 on March 21st, at Coastal Kitchen off Wiggins Pass in Naples. Please check the bulletin board for sign up. The last Ladies Luncheon of the season is planned for April 11th.

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

Carolyn Hounshell – Social Chairperson  
Diane Brunelle  
Chris Miller  
Judy Stewart  
Jan Wood  
Laraine Yeatman

## **BUILDING & FACILITIES REPORT**

### **Water Heaters**



o Email has been sent by Carmel for this third owner optional program. The first was in 2009, 29 W/Hs were replaced. The second in 2013, 22 were replaced.

o This program will involve only W/Hs. 2013's included unit water shut off valve relocation to more convenient locations, etc..

o As of 11:30AM today, 8 Mar, 10 W/S are in the new program, inc ones for the fitness and social rooms.

o The advantage of the 208v units in this program is that they heat water more quickly than 240 v W/Hs. If my math is correct it takes over 1 1/2 hours for 40 gal to be heated from 75 to 125 degrees with locally stocked 240v W/Hs vs just over an hour with these 208v ones. And who wants to wait without hot water from W/H failure for probably 3 weeks to get a faster heating 208v one?

### **Maintenance Tips and Vendors**

o I'm working with Carmel to develop for our website by category maintenance tips and vendors.

### **Committee**

o Doug Chyna has joined. His fireman and policeman experience will be particularly helpful.

Paul Martin