

WATERSIDE III BOARD of DIRECTOR'S
MINUTES of the MEETING
APRIL 8, 2019

1. **Call to Order-** The meeting was called to order by P. Yeatman at 10:00a.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 established for the meeting as P. Yeatman, J. VanGorder, J. Hockley and S. Walker were in attendance. D. Cote was absent.

4. **Minutes of the BOD Meeting; March 12, 2019-** J. VanGorder made a motion to waive the reading of the minutes of the March 12, 2019 board meeting and approve them. J. Hockley seconded the motion and the motion was passed.

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 reflects a very slight under budget status. J. VanGorder commented that in order to remain in a favorable condition all must be vigilant of costs.

7. **Property Manager's Report**- C. Magill presented the Property Manager's Report and a copy is attached.

8. **Committee Reports**

a. **Hounshell Social**- C. Hounshell presented the committee's report and a copy of the report is attached. It was also announced that the Friday night socials will cease at the end of May for the rest of the season.

b. **Landscape**- N. Carran read the Committee's report and a copy is attached.

c. **Pool**- C. Eck presented the pool report and a copy of the report is attached. C. Eck reiterated that if you would like pool notifications then you must complete and submit to Vesta. This form was previously provided.

d. **Noise Abatement**- J. Wood presented the Committee's report and a copy is attached. The Board thanked the committee for their work and will review the recommendations put forth in the report.

9. **Comcast Affairs**- P. Yeatman read a report from D. Cote. A copy of the report is attached.

10. **WMA-** R. Miller thanked everyone for attending the rescheduled WMA annual party. Currently WMA has ongoing discussions about speed bumps and drone policies.

11. **EBIA-** P. Yeatman stated there is nothing new to report. The next EBIA meeting is scheduled for Tuesday, April 9, 2019 at 10:00 a.m. at the Palms.

12. Old Business

a. **Bicycles** – J. VanGorder stated that adding an additional bike rack to handle seasonal demand could help the bicycle storage issue. The bike racks would be placed outdoors and will be similar to the rack installed at WSI. P. Yeatman made a motion to authorize the purchase and install 2 bike racks at \$600 each and timing will be determined by the treasurer. J. VanGorder seconded the motion and the motion passed.

b. **Building Painting-** C. Magill presented quotes and scope of work from each of the three vendors. Spectrum was noted as a full service contractor and the other two, Florida Painting and Spectrum were not. S. Walker made a motion to select Spectrum as the painting contractor and the motion was seconded by J. Hockley. Caulking / glazing of the picture window and bathroom window was discussed. This is an owner responsibility. A motion was made by P. Yeatman to make the sealing of the windows a mandatory action and each unit owner will be billed \$239 per unit. J. Hockley seconded the motion and the motion was carried. C. Magill commented that tentative timing is the end of May to the end of July/early August, weather permitting.

13. New Business

- a. **No New Business-** P. Yeatman commented that there was no other new business.

- 14. **Sales and Leases-** C. Magill reported that there are no sales or new leases.

- 15. **Comment and Discussion by Unit Owners-** S. Walker read the Website Committee report. A copy of the report is attached. P. Yeatman thanked the committee for their work to make the new website useful for pertinent community information.

- 16. **Adjournment-** J. Hockley made a motion to adjourn the meeting. J. VanGorder seconded the motion and the motion was carried.

Respectfully Submitted,

S.M. Walker
BOD Secretary

President's Report 8 April 19

Hard to believe, but for many of you this will be the last Board meeting of the season. Therefore, we have many issues we'd like to address today while we still have a sizeable audience.

Recently Paul Johnson, our Maintenance Technician, was approached by an organization to manage their maintenance needs. This offer included basic additional responsibilities such as limited: plumbing, electrical, painting and mechanical work. When discussing his offer with the Property Manager, it was

determined that Paul had already been performing many of these tasks for us, reducing our need to bring in contractors for basic tasks. However, those tasks were not part of his Maintenance Technician's job description.

After a meeting of the Presidents of W123 and the PM it was determined that it was in the best interest of our Associations if we established the position of Sr. Maintenance Technician which would include similar tasks to his offer and to those he was already performing. Paul was presented with the opportunity to remain with W123 as our Sr. Maintenance Technician which better reflects his job responsibilities. We are pleased to announce he has accepted and will remain part of the W123 family. We have a strong dedicated property management organization in place and will work to maintain it as long as we can.

At our last meeting it was decided that our building, including lanais, will be painted this off season. Our PM recently emailed everyone with things you will need to do in preparation for this event. This will need to be completed prior to your departure or by your home watch person prior to this event.

One last reminder, if you feel you have a situation that was altered by the new restated documents which may entitle you to claim an exemption (grandfathered in), then you must provide the PM with a written explanation and image prior to April 30, 2019. You will be informed if the exemption is valid or invalid. Also, please make sure you read the updated Rules and Regulations. Although the Board has changed the Rules to allow Bicycles to be stored in front of a vehicle in the garage, only Bicycles may be stored there. Bicycles not mounted on a free standing bike rack will need to be removed from the garage by the owner or the home watch person prior to any garage cleaning. If it becomes necessary for Property Management to hire someone to remove any bicycles from a surface bicycle rack or garage space, because the owner or their home watch did not diligently remove a bicycle, then the owner will be responsible for the cost of removal.

When we leave our winter home, we end up with food items we don't want to throw away. Please find a neighbor who will accept them or discard the items. Do not place them in the Social Room refrigerator in the desire to allow someone to have the items. The Social Committee will be cleaning out the refrigerator by the end of April to ready it for hurricane season.

We recently had an incident at the pool where an umbrella was launched into the air and grazed a child. This only highlights the fact that if you open an umbrella you must close it when you leave the area. We don't have pool boys or pool girls to act like we are a recreational facility. We need to act responsibly, like it is our pool, and in many ways it is.

I know through conversation with many of you that you are frequenting many restaurants; some you complain about and some you extol. Please take the time to fill out a Restaurant Review on our website. Let's help each other and the restaurants we like.

While you are at your summer vacation homes up north please check the website (www.Waterside3.com) to stay on top of Board Meeting Minutes as well as information placed on the site by the Property Manager and Owners. We work very diligently to make sure all the reports generated for any Board Meeting are included in the meeting minutes so everyone knows what's going on in your home.

I'll try to produce a Newsletter every few months to keep you aware of what's happening not only in Waterside III, but also in our community. Please make sure your contact information is current. And finally; as everyone is aware, our bulletin board space is very limited and is divided into three sections: Association Information, Social Committee Information and Owner Information. It is required that owners put their unit number, date of posting and name or initial on any posting. The rationale for this is only owners and not vendors or transients can use this space and after 30 days a posting will be removed if an owner doesn't put a new date on the posting. Postings not in compliance may be removed by any owner who sees one.

Respectfully submitted,
Pete Yeatman

PROPERTY MANAGER'S REPORT

Monday April 8th 2019

Hot Water Heaters: Thanks to all 31 owners that agreed to change out their 2009 water heaters, this is a 100% participation. 353 and the Social floor heaters are already completed and the rest are on order and permitting has begun. These will be completed over the summer and billed to owners with your October assessment.

Window Cleaning: this will take place on Wednesday, weather permitting. Remove your screens if you want these windows cleaned and put a post it on the inside if you have a particular spot that needs special attention.

Spectrum Contracting: The cracks at 3H3 were more extensive than originally expected but there have all been repaired at the original contracted price. Saloman Drywall Company is now here working on the repairs in the unit 3H3 and another ceiling repair in 381 due to leaking drains in the floors.

Clean Up Group: They will be starting the install of the master bath vents on April 29th and will be repelling down the building for the duration of the install, notices will be posted in advance.

USI Insurance Renewal: Property, Liability and Umbrellas insurance will be renewed in May and quotes

will be presented to the Risk Assessment Committee, Bob Carran, Ross Miller and Dick Cote by the end of April.

Upcoming Project for 2019:

- Replace exterior storage door hinges and make repairs to frames, paint and prime Price is out for revision since painting in included in the exterior paint package
- Manufacture and install stainless frame “socks” – looking for a vendor
- Replace all sprinkler pipes and heads under the building \$8900

- Paint Building to include stucco repairs, caulking, Lanais and Walkways – 3 bids are ready for review and have been presented to the board.

Future Projects:

- Replace lanai cages and screens - Determine structural integrity and look at options to secure fasteners in the 2 stack – Complete Aluminum will be on site tomorrow to determine any structural failures and suggestions to secure the 2 stack cages.
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Sales Applications: NONE

Lease Applications: NONE

Hounshell Social Committee Report April 8, 2019

Good morning.

It seems like the season just began and yet here we are near the end. We'd like to thank you all for your continued participation and support in all of this season's Social events. You are what make these parties such a success.

For those still in residence, we plan to have our annual Easter Brunch April 21st and welcome any family and friends you may have visiting. The sign is up, so please let us know if you will attend.

An event just added is an evening outing of Putt Putt Golf . It will be on April 17th to the Congo River Golf to play Miniature Golf. It's an 18 hole course located on 41, just north of old 41 in Bonita. We plan to divide into teams. Afterwards we will

stop for ice cream before returning to Waterside. Please sign up ASAP if interested.

For those of us who will be around, we are planning a Cinco de Mayo party for May 5th and that will be the last official party on the schedule.

The last Ladies Luncheon of the season will be on April 11th, at DeRomo's located in the Promenade in Bonita. Please check the bulletin board for sign up. We'd like to thank Jan Wood for a season of new and interesting places for us all to try. We look forward to her next season's selections!

As always, I would like to thank my team for all their creative ideas and hard work this past season. Also, we would all like to thank our husbands who often pitch in and work side by side with us. Our committee will start working on next year's party schedule before they head north for the summer.

Everyone may want to check the website prior to returning in the fall for events you may want to get signed up for so you don't miss out.

Enjoy your summer everyone!

Carolyn Hounshell – Social Chairperson

Diane Brunelle

Chris Miller

Judy Stewart

Jan Wood

Laraine Yeatman

Landscape committee report

April 2019

After much deliberation and consternation the landscape committee has terminated the agreement made in 2018 with Everyday Maintenance for additional gardening service on the WIII property. WIII has been billed at the rate of \$200 per month for this additional service.

Residents may have noticed there has been a dearth of blossoms on some plants, such as the Mexican petunias, as a result of excess pruning at inappropriate times of the year. After three meetings arranged with Everyday supervisory staff we have been unable to achieve an appropriate response to our requests for mediating services.

We believe this money could better be used to maintain a pleasing aesthetic.

Currently we are enjoying our plantings in the fountain area, along with sides of the buildings, and in the peninsulas coming to maturity.

We will continue to monitor the status of all of the plantings bearing in mind that some, such as the petite oleanders around the circle drive, or nearing the end of their lifespan. Many will need replacing in the next few years.

The committee is currently deliberating and making plans for plantings that can be enjoyed by summer residents and visitors.

We appreciate the attention and support of the Board of Directors.

Nina Carran Chairperson

Katie Smith

Cheryl Hayes

Larry Woods

POOL COMMITTEE REPORT

The past several weeks have seen several operational issues with the pool:

- 1) Spa pump failure and replacement and;
- 2) Geothermal well pump failure and replacement causing a week of lowering temperatures to name the most noteworthy.

We've agreed with WS IV to have the pool fencing painted as its condition requires remediation. Further, we've had an umbrella problem as the high wind event after the WMA Party caused a couple of umbrellas to topple – apparently the return to their previous install positions was not completed properly.

Our continued thanks to Mr. Van Gorder for his vigilance when it comes to pool issues, specifically the spa and its inability to shut down properly.

Mr. Yeatman/WS III President has advised all owners of the importance of the appropriate contacts and procedures regarding pool issues. Further, Vesta has agreed to advise each owner directly of all pool related issues.

The Pool Committee

NOISE ABATEMENT COMMITTEE

Social Room Noise Abatement Committee Report and Recommendation to the Waterside III Board of Directors April 8, 2019

Goal: To research options for noise abatement in the social room and to evaluate each option for effectiveness and cost.

Recommendation: After committee evaluation of 5 quotes from suppliers; visiting Waterside VIII social room and recording decibel levels in both Waterside III and Waterside VIII the committee makes the following recommendation:

The committee recommends that the Waterside III Board of Directors approve a sound abatement project for the social room to include 260 square feet of acoustic panels. Panels will be 2" thick and covered with upgraded fabric to be selected from the supplier's samples by the Waterside III designer. The panels will be installed wrapped around the entire room fitted to the underside of the soffit and going down the wall two feet. The post in the center will be fitted with the same but will come down the column three feet. Corners will be mitered providing a finished look. Also, the committee recommends painting the social room at this time, if the noise abatement project is approved.

The committee further recommends that an additional 90 square feet of acoustical panels be installed in the same manner in the kitchen. The echoing from the kitchen has been cited as a contributing factor to the social room noise as sound enters the kitchen; reverberates around the room and then back into the social room. Since we cannot close the kitchen door during a social event, the committee asks the board to include this in the project.

The committee recommends the Waterside Board of Directors approve this project not to exceed \$8,500 for the social room, the kitchen panel purchase and installation. It is also recommended that painting be completed at this time and can be done by property staff. The cost of painting is not included in the \$8500.

Problem Statement: Waterside III social events have become more and more popular over the last few years. During this particular year we have held several events where attendance has exceeded 45 and one where attendance exceeded 55. Decibel readings during social events show average readings in the low 80's and peak readings near 100 (standard for a restaurant conversation is 70 while the standard for a jet flyover is 100). Owners and other social event attendees constantly express dissatisfaction with the noise level in the room. Many remove hearing aids and some simply leave the parties because of the noise level. Some are discouraged from attending at all.

The Committee: The Waterside Board of Directors authorized a committee to seek reasonable solutions. The committee members are Jan Wood, Chairperson; John Frey, Jeff Lievense and Jim Stewart.

The Process: Committee members contacted six (6) sound abatement companies for information, ideas and estimates to install materials in the Waterside III social room. One of those five is a Fort Myers company but declined to provide information because the company does not work in the residential arena. A second company was eliminated because the acoustic product is for industrial use only. A third company wanted to sell only large sheets of product.

Initially, ceiling baffles were suggested (\$11,000). Also, considered was a treatment of the entire ceiling (\$15,000). However, all companies are now recommending fabric wrapped acoustic tiles/panels on the side walls as they are as effective and less costly. All but one company recommended 250 + square feet for the social room itself. An additional approximately 90 square feet for the kitchen will be needed.

2" deep panels are recommended versus 1" panels as the 2" panel will more significantly reduce the reverberation time.

Expected Results: While individual hearing is somewhat subjective with each person's hearing impairments being different, the installation of the 350 sf of acoustical panels is expected to reduce the reverberation time in the room from a current estimated 4 seconds down to 2 seconds. 2 seconds is the established standard for conversation.

Respectfully Submitted,
Jan Wood, Chair

John Frey
Jeff Lievense
Jim Stewart

COMCAST REPORT

A Comcast tech was out here about a week ago. He surveyed the 4 pool areas here at Waterside. The objective was to see what needs to be done to improve WiFi coverage at the pool decks. There would be some hard wiring required, but none inside the pool area. Their engineers and construction people will get involved if the project proves feasible.

We have a meeting set for tomorrow morning with Comcast. We are expecting their initial proposal for a renewed contract. I'll let everyone know where we stand after tomorrow's meeting.

Regards,

Dick Cote

WEBSITE COMMITTEE REPORT

At this time, the Website has no financial demands.

BlueHost has waived fees thru March 9, 2020 for;

- domain name renewal
- domain name privacy

Since the last report, a new page has been added to the owners private section of the website to collect pictures of unit owners. To date, a dozen photos have been submitted. If anyone has a photo they would like added to the page, please submit it to Janet (jmarkelz@aol.com) or Donna (donna.kaiser1@gmail.com).

The next committee undertaking will be creation of a notification to owners of updates and new postings to the site. This way, individuals can efficiently stay abreast of the latest news and activities.

If you are looking to become more involved in Waterside and its activities, the Website Committee is looking for new members. IT skills or website experience are NOT required; only a desire to talk effectively with fellow residents to ensure the site satisfies the needs of our residents, an ability to write, and a drive to improve communications and promote Waterside 3 as a community-oriented place to live. If interested, please contact Janet or Donna.

Respectfully,

Donna Kaiser