

**WATERSIDE III BOARD OF DIRECTOR'S
MINUTES OF THE MEETING**

OCTOBER 29, 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 was duly posted.

3. **Establish a Quorum-** A quorum was present for the meeting. P. Yeatman, J. VanGorder and S. Walker were in attendance and D. Cote participated via conference call. J. Hockley was absent from the meeting.

4. **Read and Approve Minutes of the Last Board Meeting: October 2, 2019-** J. VanGorder made a motion to waive the reading of the minutes from the October 2, 2019 board meeting. S. Walker seconded the motion and the motion was passed.

5. **President's Report-** P. Yeatman presented the report and a copy of the report is attached.

6. **Treasurer's Report-** J. VanGorder presented the report and a copy is attached.

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

8. **Committee Reports**

a. **Hounshell Social** – S. Walker read the committee report and a copy is attached.

b. **Landscape**- N. Carran presented the Committee's report. A copy of the report is attached.

c. **Crisci Finance**- J. VanGorder stated that the report will be presented later on the agenda.

9. **Comcast Affairs**- D. Cote reported that it has been difficult to get additional information from Comcast regarding the timing of the construction work in the pool areas regarding WiFi hotspots. The timing at this point is TBD. Additionally, Comcast dropped a channel from the line-up (TCM) but has nothing to do with our recent contract, it is their normal line-up adjustments.

10. **WMA**-R. Miller reported that the WMA budget meeting will be held November 6, 2019 at the WSIV Social Room at 10 am.

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

12. **Old Business**

- a. **Finance Committee Analysis: Noise Abatement-** J. VanGorder reported the Board asked for a recommendation on how to fund the Noise Abatement Project. J. VanGorder made a motion to approve the funding (not to exceed \$15K) for the entire project using operating surplus and to initiate the implementation as soon as possible. S. Walker seconded the motion and the motion was passed.

- b. **Finance Committee: Lanai Replacement-** J. VanGorder made a motion to approve the replacement of the lanai cages in 2021 which will be funded by reserves. A decision is required in order for the bid process to be completed and be scheduled due to long lead time. S. Walker seconded the motion and the motion was carried.

13. New Business

- a. **Pool Committee** – P. Yeatman made a motion to add J. Romanelli and C. Eck to the Pool Committee. J. VanGorder seconded the motion and the motion was approved.

- b. **Proposed Crisci Finance Committee: 2020 Budget** – J. VanGorder presented the 2020 Proposed Budget as developed by the Crisci Finance Committee. A copy of the proposed budget for 2020 is attached. The net result of the budget will maintain the 2020 quarterly assessments at the 2019 rates. J. VanGorder made a motion to accept the proposed budget as presented. D. Cote seconded the motion and the motion was passed. The budget package will be sent to WSIII owners and the final approval meeting will be held on November 19, 2019 at 10:00am in the Waterside III Social Room. P. Yeatman wanted to recognize the efforts of the Treasurer, Assistant Treasurer,

the Crisci Finance committee members and C. Magill for their outstanding efforts especially with the challenges presented.

- c. **Crisci Finance Committee Reserve Review and Adjustments-** J. VanGorder reported that the reserve study is reviewed every year during the budget development cycle. J. VanGorder made a motion to add a reserve study line item entitled Terrace Decks. S. Walker seconded the motion and the motion was carried.
14. **Sales and Leases** – C. Magill reported there are 2 pending sales; unit 3P1 and 324. Two leases were presented for units 351 and 361. J. VanGorder made a motion to approve these transactions. P. Yeatman seconded the motion and the motion was approved.
15. **Comment and Discussion by Unit Owners-** P. Martin discussed a potential request for change to the documents regarding thermostat settings. D. Cote also expressed thanks to WS III friends for their continued support through Roberta's health issues.
16. **Adjournment-** J. VanGorder made a motion to adjourn the meeting. S. Walker seconded the motion. The motion was passed and the meeting was ended.

Respectfully Submitted,

Susan M. Walker

BOD Secretary

President's Report 29 October 2019

I don't have much to comment on since my report on October 2nd.

Let me start by telling anyone that is interested in serving on the EBIA Board of Directors that you must submit a written request to EBIA through Vesta, their Property Manager, on or before November 29, 2019. You may also submit a single page information sheet with the application.

I'm hoping that Charlie Eck is in attendance at today's meeting. Last Thursday he had a knee replaced but he's a trooper. Since Charlie is a better communicator than I am I'd like to ask him to provide a short update in this slot on where we are with the Town and County regarding Stormwater.

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. Also, please go to the Vesta Website (<https://vestaforyou.com/>) and log in then complete the form that allows them to email you important WMA and EBIA information. You can ignore their efforts to get you to do electronic payment.

Told you it would be short.

Respectfully submitted,
Pete Yeatman

Treasurer's Report

Sept financials reflect under budget performance for the first 9 months of the year. Good work and thank you to all involved for their efforts to stay on plan.

Jan R Van Gorder Treasurer

PROPERTY MANAGER'S REPORT

Tuesday October 29th 2019

Garages: The west garage Lift Master hoist system and safety eyes were replaced on Oct 22nd and this should resolve the ongoing door issues. The garage floor numbers have been painted out and new space numbers have been applied to the wall in front of each space.

Window Cleaning: The next cleaning is scheduled for Monday November 11th weather permitting.

Bike Racks: Two new bike racks have been ordered from UpBeat and will be delivered on or around November 26th. Paul will install them in the large parking space at the back of the building. He will be painting stripes within this space to designate it as a bike parking area.

Tele Entry: the microphone on the tele entry system is failing and I will have a bid early next week from Key Securities to replace it.

Exterior Doors: Paul will be replacing the last few set of hinges on the back doors off the lobby this week.

Elevator: Monaco & Sons have filled several gouges that appeared in the elevator walls over the past few months. Please remember to use the Elevator Pads for all large items being moved by you a vendor.

Sales Applications: NONE (3P1 and 324 are both pending)

Lease Applications:

12/30/2019	7/1/2020	351	Lee Boyd and Mahala Hilton
1/1/2020	3/1/2020	361	Cora and John Rubitschun

Hounshell Social Committee Report October 29, 2019

Good morning and for those who have recently returned, welcome back.

Our Friday night cocktails have begun and our first event was the Oktoberfest at the Old Europe Bistro on Oct 22nd. The food was wonderful as usual.

Our annual Halloween Party will be held this week on the 31st. Always a fun evening and if you haven't signed up yet please do ASAP.

We will be posting the Thanksgiving Day dinner sign up this week. If you will be joining us, please sign up ASAP so we know how big the turkey must be!!

We may try another dinner outing. This time to the Diamond Head resort's new restaurant Coste. It's a beautiful place with views of the Gulf. Perhaps we can plan for a sunset dinner. Please check bulletin board for sign up in November.

Next year, 2020 will be WS3's 20th anniversary. We plan to celebrate by having a Tapas Cocktail party Jan 25th with champagne and plan to invite owners past and present. If you know any former owners and have contact information for them, please let us know.

Ladies Luncheon will start up again in January.

We anticipate a full and active party season, so please join us.

As always, please continue to check the Social Committee's bulletin board for any new postings.

Carolyn Hounshell – Social Chairperson

Diane Brunelle

Chris Miller

Judy Stewart

Jan Wood

Laraine Yeatman

LANDSCAPE COMMITTEE REPORT

Following is the landscape report for October 2019:

Fountain area

In relatively good shape. The berries on the Christmas palms are looking hearty and should be at their peak for the holidays. The petite oleander around the drive apparently missed their pruning and are thus looking a little leggy. Hopefully a light pruning for this late in the season should help them a bit. Caramel please follow up on this.

Entry area

Upon return earlier this month this area was looking very sad and unkempt. Our problem with maintenance over the summer continues and we will attempt once more next year to address this. Most of the plants in this area will need replacing as well as at least one of the pots. The pentas in the corner spots are quite spent and we will replace these with flowering perennials. The crotons in the turquoise pots flanking each side of the entry have not provided the colour we had hoped for and will be replaced with another variety of flowering perennial.

The walls along the front of the building

while being presentable, are not as lush as we had hoped when we planted the dracena and Oleander a few years ago, we are considering removing the Oleander or adding to it, depending on our budget status. These too appear not to have been pruned this past summer and we would ask that Carmel contact Everyday about doing this lightly as soon as possible.

The wall along the back of the building

Both of these areas are acceptable with the exception of a couple of plants that need replacing.

Herbs

The quest to have a successful herb garden will continue. While we understand that many residents enjoy access to fresh herbs this has proven to be a challenge. We will be studying the possibility of a new location with less wind and less drying.

Guest parking area

The crotons that were planted on the palm island have not flourished. Because we believe this to be a problem of dense palm roots in this area we will not plant more or different plants here.

In conclusion, the committee would ask that residents who have left or abandoned plants in pots, particularly on the north and west side of the building, please retrieve these. In addition to the unsightly nature of these it adds to the task for the landscapers.

We welcome all comments, suggestions, and additional committee members.

Respectfully submitted,
Landscape committee
Nina Carran, chair
Katie Smith
Cheryl Hayes

Larry Wood

EBIA Report
(29 October 2019)

On October 8, 2019 EBIA had their quarterly meeting. The most interesting part of this meeting was the discussion regarding the budget which was approved by the Board. More on this later.

The President's report asked for all residents to stay out of the bushes. We are paying a lot of money to replace the ones that have been trampled on by people walking through the beds. He also brought attendees up to date on the latest stormwater issues. Also, that there was nothing new on W6, the rumor still is start Jan 2020.

The Treasurer's report stated that we currently have \$105K surplus and that our equity shows an over \$2M net worth. We are roughly \$98K under budget primarily due to reduction in legal expenses. We are in the process of initiating a reserve study which will have no affect on the 2020 budget (except for paying for it).

The Documents Committee stated that they were rolling along and anticipates bringing the restated documents to a vote at the annual meeting.

There was an unending discussion regarding whether we should use concrete or asphalt to replace the asphalt cart path that runs from the Recreational Property drive way entrance down to the Palms Pool. Eventually the Board moved to replace the existing path with a sidewalk made of asphalt.

Back to the Budget; it was passed as presented. The reserve part of the budget has a \$150K "Property Infostructure". This was contested by several people. They were stating what info structure do we have that has \$150K value that we need to reserve for. A large number of words were created without delivering a direct answer. Mostly that this was a reserve for future items that will be built: tennis courts, pickle ball, etc. An audience question asked was this acceptable accounting practice. Personally, I think the more appropriate question would be is this appropriate according to FL 720. Although the Town Council is using this approach building a slush fund for future projects that does not mean that FL 720 HOAs can. Allowing such a maneuver allows any conceived project full access for funding from the "pooled" reserves, which was never the intent of allowing pooled reserves for 718 and 720 associations.

There was a presentation by Fred Kanehi , Dave Wolfe and Dr. Douglas about small personal artificial reefs and their benefit; also how they can be obtained by Bay Beach owners.

Pete Yeatman
W3 Voting Representative

One additional comment, on Oct 13 the EBIA Treasurer provided clarification to the persons questioning reserves at the meeting. "The property infrastructure component has been on the EBIA reserve schedule since 2017. The initial cost estimate was \$150,000, and remains so. It was substituted for the "drainage" and "building improvements" components, which had been included previously at \$100,000 and \$75,000, respectively. That is, the reserve schedule (which was pooled in 2015 after we purchased the golf course property) cost estimate was reduced by \$25,000 as a consequence of the component substitutions."

Waterside III at Bay Beach Condominium Association, Inc.
2020 Proposed Budget
For the period January 1, 2020 - December 31, 2020

	Approved 2019 Budget	8 Month Actuals	4 Month Projection	Projected 2019 Total	Proposed 2020 Budget	Average Annual Per Unit	Average Quarterly Per Unit
Income:							
Assessments - Operating	\$ 353,258.66	\$ 235,621.84	\$ 117,810.92	\$ 353,432.76	\$ 350,898.43	\$ 6,049.97	\$ 1,512.49
Assessments - Reserves	68,000.00	45,333.36	22,666.68	68,000.04	74,000.00	1,275.86	318.97
Assessments - Cable	55,687.20	37,124.80	18,562.40	55,687.20	52,000.00	866.55	224.14
Operating Interest	-	511.18	255.59	766.77	-	-	-
Reserve Interest	-	1,275.62	637.81	1,913.43	-	-	-
Application Fees	1,000.00	200.00	100.00	300.00	1,000.00	17.24	4.31
Housekeeping Reimbursement	4,000.00	3,765.00	1,882.50	5,647.50	4,000.00	68.97	17.24
Late Fees/Interest	-	199.58	99.79	299.37	-	-	-
Miscellaneous	-	325.00	-	325.00	-	-	-
Price: Year Surplus/Deficit	-	-	-	-	10,000.00	172.41	43.10
Total Income	\$ 481,945.86	\$ 324,356.38	\$ 162,015.69	\$ 486,372.07	\$ 491,898.43	\$ 8,481.00	\$ 2,120.25

	Approved 2019 Budget	8 Month Actuals	4 Month Projection	Projected 2019 Total	Proposed 2020 Budget	Average Annual Per Unit	Average Quarterly Per Unit
Expenses:							
Administrative Expenses							
Accounting Fees	\$ 8,064.00	\$ 6,640.00	\$ 2,820.00	\$ 8,460.00	\$ 9,144.00	\$ 157.66	\$ 39.42
Activities	1,500.00	698.93	554.82	1,253.75	1,500.00	25.86	6.47
Appraisal Fees	290.00	-	1,220.00	1,220.00	290.00	5.00	1.25
Corporate Annual Report	61.25	61.25	-	61.25	61.25	1.06	0.27
Engineering Report	500.00	-	-	-	500.00	8.62	2.16
EBIA	34,803.00	23,200.00	11,600.00	34,800.00	34,803.00	600.05	150.01
Fees To Division	232.00	232.00	-	232.00	232.00	4.00	1.00
Legal	2,000.00	1,463.00	-	1,463.00	2,000.00	34.48	8.62
Miscellaneous Contingency	1,000.00	-	-	-	1,000.00	17.24	4.31
Office	1,500.00	1,466.76	284.99	1,751.74	2,000.00	34.48	8.62
Professional Fees	2,300.00	1,778.66	1,000.00	2,778.66	3,000.00	51.72	12.93
Taxes, Licenses & Fees	150.00	150.00	-	150.00	150.00	2.59	0.65
Website	950.00	400.00	400.00	800.00	500.00	8.62	2.16
Total Administrative	53,360.25	35,110.60	17,868.80	52,970.40	55,180.25	951.38	237.87

	Approved 2019 Budget	8 Month Actuals	4 Month Projection	Projected 2019 Total	Proposed 2020 Budget	Average Annual Per Unit	Average Quarterly Per Unit
Insurance							
Insurance - D & O	1,484.70	1,176.00	588.00	1,764.00	1,800.00	31.03	7.76
Insurance - Fidelity Bond	766.50	213.34	106.72	320.06	800.00	13.79	3.45
Insurance - Flood	35,000.00	19,032.60	3,089.32	22,121.92	10,200.00	175.86	43.97
Insurance - General Liability	3,714.84	2,583.59	1,378.82	3,962.41	4,800.00	82.76	20.69
Insurance - Plate Glass	2,843.50	1,878.02	936.88	2,814.70	2,843.50	49.03	12.26
Insurance - Property	45,124.38	30,188.28	15,387.00	45,575.28	55,200.00	951.72	237.93
Insurance - Umbrella	2,852.90	1,872.68	936.32	2,809.00	2,900.00	50.00	12.50
Total Insurance	91,806.82	56,944.51	22,422.85	79,367.47	78,543.50	1,354.19	338.55

Maintenance Bldg/Amenity	7,800.00	1,880.00	5,640.00	7,800.00	134.48	33.62
Air Conditioning System	30,000.00	27,772.91	22,760.63	50,533.54	612.07	153.02
Building Repair/Maintenance	3,500.00	4,165.28	2,082.64	3,735.28	689.97	17.24
Building Supplies	6,312.00	2,865.64	1,365.00	6,247.92	114.62	28.66
Elevator Contract	2,500.00	-	351.66	402.64	28.98	6.47
Elevator Repairs & Maintenance	480.00	533.34	266.66	800.00	10.34	2.59
Entry System	1,200.00	3,602.55	424.00	4,026.55	20.69	5.17
Exercise Equipment	10,000.00	2,853.07	1,131.54	3,884.61	172.41	43.10
Fire Alarm System - Repair/Maintenance	3,200.00	12,050.00	4,520.00	16,580.00	63.79	15.95
Guest Suite Maintenance	20,000.00	542.88	271.44	814.32	301.72	75.43
Janitorial Service	650.00	2,560.00	1,400.00	1,020.00	14.68	3.67
Janitorial Supplies	4,500.00	2,560.00	1,400.00	1,020.00	60.38	15.35
Pest Control	4,500.00	2,560.00	1,400.00	1,020.00	60.38	15.35
Vinyl Floor Cleaning	4,500.00	2,560.00	1,400.00	1,020.00	60.38	15.35
Total Maintenance Bldg/Amenity	91,302.00	60,536.94	36,902.68	97,546.50	1,841.18	410.31

Maintenance - Grounds	750.00	375.00	375.00	750.00	42.93	3.23
Domestic Water Pumps	6,288.00	4,192.00	2,096.00	6,288.00	112.52	28.22
Grounds Maintenance Contract	2,200.00	647.77	2,000.00	2,647.77	17.22	4.31
Grounds - Repair/Maintenance	3,500.00	600.00	-	600.00	51.72	12.93
Grounds - Gardening	2,400.00	212.20	200.00	412.20	8.62	2.16
Irrigation - Repairs/Maintenance	500.00	280.00	100.00	380.00	11.21	2.80
Tree Trimming	600.00	6,288.97	4,396.00	10,682.97	214.27	63.67
Total Landscape Maintenance	16,438.00					

Utilities	14,500.00	9,205.25	4,603.13	13,609.38	250.00	62.50
Electricity	4,146.92	1,893.11	946.56	2,839.67	39.31	9.83
Telephone	4,898.00	3,178.62	1,636.99	4,615.61	87.19	21.80
Trash Removal	34,380.00	22,853.66	11,431.83	34,285.49	668.66	172.42
Water/Sewer	57,894.92	37,141.64	18,616.51	65,760.16	1,066.16	266.65
Total Utilities						

Property Management	500.00	1,097.82	967.48	1,465.30	14.37	3.69
Golf Cart	1,250.00	832.44	416.22	1,248.66	20.12	5.03
Insurance - Workers Compensation	1,168.67	8,588.93	2,222.20	11,892.13	92.33	23.09
Office	14,173.33	15,569.67	9,473.33	20,500.17	281.38	71.64
Payroll - Health Benefits	21,853.33	566.20	236.98	600.18	47.84	12.18
Payroll - Maintenance	1,666.67	2,166.03	1,083.02	3,249.05	17.24	4.31
Payroll - Other	4,000.00	835.69	894.41	1,520.10	77.59	19.40
Payroll - Retirement Benefits	1,666.67	29,807.25	10,480.64	40,287.89	28.74	7.19
Payroll - Taxes	46,256.67				1,060.74	265.19
Telephone	1,200.00				20.69	5.17
Storm Damage	56,687.20				896.55	224.14
Total Property Management	68,000.00	46,008.98	23,304.49	69,913.47	1,275.88	318.97

Reserves	74,000.00	1,200.00	20.69	5.17	8,481.00	2,120.33
Total Expenses	\$ 481,945.86	\$ 306,912.79	\$ 151,180.06	\$ 455,092.85	\$ 8,481.00	\$ 2,120.33

\$ - \$ 28,279.22

prior yr surplus \$ 110,259.21
 Estimate 2019 Surplus/(Deficit) \$ 28,279.22
Fund Balance Total \$ 138,637.43
 3 months of expense \$ 97,044.85
 \$ 41,492.58

This is the amount to see how much you would like to use to reduce assessments
 If you don't use it to reduce assessments it will help you from financing insurance policies

Waterside III at Bay Beach Condominium Association, Inc
 2020 Proposed Reserve Budget
 For the period January 1, 2020 - December 31, 2020

	Current Cost	Useful Life Years	Remaining Life Years	2019	2020	2021 YEAR 1
Asphalt/Concrete Pavement	60,000	22	4			
Awnings	10,500	12	10			
Doors - Interior	66,780	50	31			
Elevators	163,000	50	14			
Exercise Equipment	12,000	12	5			
Floors - Fitness, Social, Guest Stes, Living & Lobby	75,000	15	7	72.38		
Furnings/Appliances	36,000	25	21			
Garage Doors	30,000	20	1			30,300
Terrace Docks	60,000	10	3			
Garage Standing Seam Roof	10,000	40	21			
Glass Door & Window - Common Area	60,000	35	16			
HVAC	30,000	10	2			
Life Safety Systems	60,000	25	6	8,900.00		
Lighting - Exteriors	16,000	30	11			
Metal Doors & Frames - Exterior	70,000	25	6	2,665.87		
Painting - Exterior	127,197	10	10	127,197.00		
Painting - Interigr	15,000	15	5			
Pavers	30,000	40	20			
Railings - Exterior	68,000	35	16			
Roof	68,000	20	16			
Screen Enclosures	152,000	20	1			153,520
Tele-com/Security	10,000	35	16			
Water Pump - Domestic	30,000	20	17			
Totals	1,259,477	576.00	259.00	138,835.25	-	183,820.00

Projected 12/31/19 Reserve Fund Balance	281,898.44	Beginning Balance	\$ 350,820.69	\$ 281,898.44	\$ 355,898.44
		Expenses	(138,835.25)	-	(183,820.00)
		Funding	68,000.00	74,000.00	74,000.00
		Interest	1,913.00	-	-
		Other	-	-	-
		Ending Balance	\$ 281,898.44	\$ 355,898.44	\$ 246,078.44

Waiving of reserves in whole or in part, or allowing alternative uses of existing reserves may result in unit owner liability for payment of unanticipated special assessments regarding those items.

Waterside III at Bay Beach Condominium Association, Inc				
2020 Assessment Schedule				
Based on 58 Units				
	2020	2020	2020	2019
	Annually	Quarterly	Qtr Per Unit	Qtr Per Unit
Channel Mark (1,440 Sq. Ft.)				
Operating Assessment (19 Units) (1&2)	\$ 100,920.77	\$ 25,230.19	\$ 1,327.90	\$ 1,336.84
TV/Internet Assessment	17,034.48	4,258.62	224.14	240.03
Reserve Assessment	21,282.90	5,320.73	280.04	257.33
Total Assessment	\$ 139,238.15	\$ 34,809.54	\$ 1,833.00	\$ 1,835.00
Gulf Mist (1,630 Sq. Ft.)				
Operating Assessment (19 Units) (5&6)	\$ 114,236.25	\$ 28,559.06	\$ 1,503.11	\$ 1,513.22
TV/Internet Assessment	17,034.48	4,258.62	224.14	240.03
Reserve Assessment	24,090.97	6,022.74	316.99	291.28
Total Assessment	\$ 155,361.70	\$ 38,840.42	\$ 2,045.00	\$ 2,045.00
Tide Water (1,840 Sq. Ft.)				
Operating Assessment (20 Units) (3&4)	\$ 135,741.55	\$ 33,935.39	\$ 1,696.77	\$ 1,708.18
TV/Internet Assessment	17,931.03	4,482.76	224.14	240.03
Reserve Assessment	28,626.16	7,156.54	357.83	328.81
Total Assessment	\$ 182,298.74	\$ 45,574.69	\$ 2,279.00	\$ 2,278.00
Total Assessments				
Total Operating Assessment Due	\$ 350,898.43	\$ 87,724.64		
TV/Internet Assessment	52,000.00	13,000.00		
Total Reserve Assessment Due	74,000.00	18,500.01		
Total	\$ 476,898.43	\$ 119,224.65		