

**WATERSIDE III BOARD OF DIRECTOR'S  
MINUTES OF THE MEETING  
JANUARY 21, 2020**

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 was duly posted on January 18, 2020.
3. **Establish a Quorum**- A quorum was present for the meeting as all board members were present.
4. **Read and Approve Minutes of the Last Board Meeting; October 29, 2019**- J. VanGorder made a motion to waive the reading of the minutes of the October 29, 2019 board meeting. J. Hockley seconded the motion and the motion was passed unanimously.
5. **President's Report**- P. Yeatman presented the report and a copy of the report is attached.
6. **Treasurer's Report**- J. VanGorder reported that the 2019 year ending financials have not yet been received and there is nothing further to report.
7. **Property Manager's Report**- C. Magill presented the Property Manager's report and a copy is attached. New LED arrow fixture lights will be installed in the WSIII elevators.
8. **Committee Reports**

- a. **Hounshell Social Committee**- P. Yeatman thanked C. Hounshell for her hard work and dedication with the Committee for the last 20 years. C. Hounshell read the committee's report and a copy is attached.
  - b. **Pool Committee**- J. Russo presented the Pool report and a copy is attached. The Committee asked the Board to approve J. Romanelli to take the lead for the committee. This is an interim assignment and will be reviewed at the Board of Director's Meeting following the Annual and Organizational meeting in February.
  - c. **Website Committee**- D. Kaiser presented the Committee report and a copy is attached.
9. **Comcast Affairs**- D. Cote reported the 3/4 Pool Wi-Fi access is now available. Login with your unit's Wi-Fi password is required and then sign in to the network will recognize the device in the future, so no further log-ins are required.
10. **WMA**- S. Walker read the Committee's report and a copy is attached.
11. **EBIA Affairs**- P. Yeatman presented a report and a copy is attached. B. Carran reported that work has started on a petition with the EBIA attorney to return to a "no wake" zone in the Back Bay. C. Eck reported that a meet-the-candidate forum for FMB Town council candidates will be held either February 19 or 20<sup>th</sup> at the Palms Social Room.
12. **Storm water Affairs**- C. Eck reported that Storm water issues continue. The town of Fort Myers Beach has used general funds to

support storm water utility and this is not allowed according to a 1995 Florida Supreme Court ruling. EBIA has hired a CPA attorney and a litigation attorney to fight this issue.

### **13. Old Business**

- a. **Update on Pending Projects-** C. Magill reported that pending projects were covered in the Property Manager report that was submitted and is attached.

### **14. New Business**

- a. **Hounshell Social Committee Chair-** C. Hounshell read a farewell letter and resignation as the chair of the committee. The Committee recommended that L. Yeatman and J. Wood be named as co-chairs of the committee and it will be reviewed at a Board of Director's Meeting following the Annual and Organizational Meetings in February.
- b. **Smoke Detector Replacement-** C. Magill stated that the smoke detectors inside the units are owner's responsibility. The shelf life of the smoke detectors are approximately 10 years and most are the original smoke detectors. A program was recommended to replace each smoke detector at a cost of approximately \$45.95 for each. J. Hockley made a motion for mandatory replacement in each unit and the cost will be billed to each unit owner for the cost of the smoke detector in the quarterly assessment. D. Cote seconded the motion and the motion passed unanimously. The projected installation is in May.
- c. **Request for Sliding Door Replacement-** P. Yeatman made a motion to approve a sliding door replacement in unit 376. D.

Cote seconded the motion and the motion was unanimously approved.

15. **Sales & Leases** – C. Magill reported that unit 3P1 sale is final and unit 324 is pending. Seven leases were presented for units 324,315,385,375, 372 (2) and 3P2. J. VanGorder made a motion to approve the sales and leases. J. Hockley seconded the motion and the motion passed unanimously.
  
16. **Comment and Discussion by Unit Owners-** C. Eck addressed the recent petition submitted for consideration to change the documents for mandatory thermostat settings. A question was raised about installing a lighted sign for the building. The final question was if guest suite rentals could be posted on the website and due to changes that occur, this cannot be done.
  
17. **Adjournment-** J. VanGorder made a motion to adjourn the meeting. J. Hockley seconded the motion. The motion was passed and the meeting concluded.

Respectfully Submitted,

Susan M. Walker

BOD Secretary

**President's Report 21 January 2020**

I hope everyone had a good holiday season. I'll try to make this short and sweet, since our Annual meetings are only a month away.

I think Waterside III is in pretty good shape and much of that is due to our Property Management crew and our neighbors who pitch in to take on assignments to make W3 not an apartment building, but a home of friends.

In a few days we will have our 20<sup>th</sup> Anniversary Celebration. It's hard to believe we've been here that long and still have over twenty original owners. Luckily, we also have a fantastic crew of new owners who have just dovetailed into our dynamic community. The Hounshell Social Committee started working on this event shortly after Halloween. This has been an enormous task and we're still days away. No doubt it will be a great evening.

Early January I sent out a Newsletter, I hope everyone has taken the time to read. It contained useful information, especially with regard to some housekeeping issues. It's easy for me to forget that not everyone in the building has been here from the beginning, nor lived through all our policy and procedure changes.

Good news last Thursday, preliminary work has started to ready the W6 property to accept construction equipment. And if things went as planned, the crane used to put in the pilings should have arrived a few days ago.

I believe everyone must know by now, that two pillars of our Waterside III community are leaving us. Although, we understand the Hounshell's desire to be closer to family, it is hard to say goodbye to the people who have been such an integral part of creating this wonderful social life we enjoy here at Waterside III. A social life that helped create lasting friendships for many of us. We will miss them very much, but wish them all the best.

Please check the website ([www.Waterside3.com](http://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.

Respectfully submitted,  
Pete Yeatman

## **TREASURER'S REPORT**

Nothing to report. The December financials have not been received from M&B as of this date.

## **PROPERTY MANAGER'S REPORT**

**Tuesday January 21<sup>st</sup> 2020**

Sound Abatement for Social Room and Kitchen: Delivery of the custom ceiling and wall sound abatement panels from G&S Acoustics is due this Thursday Jan 23<sup>rd</sup> and Jan and Larry Woods have kindly given up their garage parking space to store the product until Bob Anderson can install it, hopefully the week of the 27<sup>th</sup>. Thanks to Jim Steward and the Committee for their work on getting this project done.

Fire Department Radio Signal: All Digital just completed a survey of Waterside I, II and III before the holidays to determine if the buildings met the minimum radio strength needed by the fire department personnel to communicate with each other throughout the building in the event of an emergency. Preliminary results were good with very few weak areas. The final report will be dropped off on Thursday morning, this will be submitted to the FMB Fire Chief for review but we are hopeful that the building will pass and no further action will be needed.

Elevator Room A/C Condenser: this went down last week and was replaced on Friday 1/17 at a cost of just over \$1300. The air handler is also original to the building and may need to be replaced in the future but as it requires a 140ft lift it's an expensive proposition so it will only be done as needed.

Bug Free: last year Bug Free was bought out by Arrow Pest Control and it has been a difficult transition, they have been reluctant to keep up with the unit spraying and prefer to spray the outside of the building only resulting in more call backs then we have ever had in the past plus they are charging for call back that were included in the past. We have now moved to a new company FIRST CALL and they were here on Jan 15<sup>th</sup> spraying the OPT IN units. All common areas were also sprayed and they have also taken over the rodent boxes outside. Call back will be included in their quarterly rate as needed.

Comcast at 3/4 pool: This was installed on Thursday Jan 9<sup>th</sup> by Comcast. I have not received any feedback on it yet except that owners need to log in as they would to their own unit. I would welcome some input on it please.

Elevator ATIS Annual Inspection: this was completed in December and the elevators passed with one violation. Per new FL Statutes we need to maintain a log of the fire fighter emergency system. OTIS will be sending a tech here to show us what needs to be done and we will be complying with the in the future.

Otis also provided me with a bid to replace the indication arrows in the elevator with new LED fixtures. It would be a new fresh look with a brighter display and extended life that would eliminate the incandescent bulbs that are currently there and often out of order. If II and III both do it, they will give a discounted rate of \$850 per building (2 elevators). Is this something the board would like to consider?

1<sup>st</sup> Floor Deck Refinishing: I have three new companies interested in bidding on this job for the Summer of 2020 but I am still trying to determine options that will work with the existing finish. Richmond with Coastal Construction Products is putting a spec sheet together for me so I can bid out the project and compare proposals properly. I should have bids in by the next meeting.

Lanai Cages: Nothing new to report at this time.

**Sales Applications:**

3P1 Closed Oct 31<sup>st</sup> Ante and Dorothe Lujic sold to Paul and Betsy Seegott

324 is pending and due to close early March

**Lease Applications:**

1/1/2020	2/29/2020	324	Patsy Paul
1/1/2020	4/30/2020	315	Terry Munger
2/1/2020	3/31/2020	385	Mr & Mrs Dave Rohrback
3/1/2020	3/31/2020	375	Cora and John Rubitschun

1/6/2020	2/16/2020	372	Garrett Pat and Helen
12/6/2019	6/8/2020	3P2	Paul and Judy Dawley
1/6/2020	2/16/2020	372	Pat and Helen Garrett

**Hounshell Social Committee Report January 21, 2020**

Good morning and for those who have recently returned from the holidays, welcome back. We had a very nice holiday season here at Waterside, from Thanksgiving thru to our New Years dinner.

We look forward to our 20th anniversary celebration this coming Saturday, the 25th. We have almost 80 people, including many former residents. It should be a wonderful night. Champagne will be served or a non-alcoholic punch, if you would like some other beverage, please BYOB.

In February we start with the Super Bowl Party on Feb 2nd. For Valentine's this year we are going on the Naples Princess Cruise for sunset and dinner. We have the whole upstairs on the ship and it is limited to 43 people. We are also reserving a bus with a limit of 40 people to take us to the ship and back home. The sign is already up, so if you are interested please sign up asap.

Ladies Luncheon have started up again & the next is Feb 20<sup>th</sup> at Season's 52.

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

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

## **POOL COMMITTEE REPORT**

FROM: WS III Pool Committee

SUBJECT: January 2020 Committee Report

We've had a couple of meetings with our WS IV counterpart David Bridges. The pool seems to be running smoothly with no significant issues to report. The pool's temperature has been elevated for the season as approved by both Associations thereby providing a better swimming experience for our owners.

Typical of seasonal pool pressures, we've had folks bringing glass bottles and dogs on the pool deck. All owners must be vigilant and deter these actions. It is the standing policy of both WS III and WS IV that any broken glass on the pool deck becomes the financial burden of the associated owner for a very costly clean up that includes a complete pool drainage and scrub down.

Since John Russo and Charlie Eck are not full time residents, David Bridges has asked if Joe Romanelli can be WS III's primary pool contact person. All three on the Pool Committee have agreed and await the Board's approval.

## **WEBSITE COMMITTEE**

Here are a couple items for review: The \$17.99 annual fee to renew the Waterside3.com (domain) name for March 9, 2020, has been paid.

Our site designer has identified a plug-in which could enable email notifications of site changes to keep residents aware as updates are made. The committee will meet with Leanne later in the week to determine its viability for Waterside III.

If there is enough interest from our building participants, the site committee will set up a standing day / time each week to be available to teach site navigation, answer questions and collect suggestions for improvement.

We welcome you in this new year, to look at and contribute to, the Waterside website!

Regards -

Donna Kaiser Janet Markelz

## **WMA report**

### **NEWSLETTER**

Everyone should have received the second quarter newsletter. If not, please let me know and I'll forward a copy to you.

### **ANNUAL MEETING AND PARTY**

The annual meeting will be held at 10 am on Mar 10, 2020. The annual WMA party will be held at the ¾ pool at 5 pm. Same caterer as last year and we will have a tent in the pool area in case of rain

### **GATEHOUSE AND DELIVERIES**

The gatehouse has had several incidents of delivery people (food, furniture, contractor, etc) attempting to deliver to residents without prior notification.

The gatehouse needs to be notified about anyone you wish to allow access. (Those who are on your permanent list don't need advance notice). Failing to notify the gatehouse results in delays, sometimes long ones, as the gatehouse attendant must call the resident to verify. In about half the cases there are no phone numbers for the resident and/or there may be a tenant in the unit.

Also, tell your guests to give the gate your unit number as that's the fastest way for them to look you up.

Please help by always calling the gatehouse for your guests. It saves time and a lot of frustration.

Respectfully submitted,

Ross Miller, WS3 WMA representative

## **EBIA Report**

(21 January 2020)

On January 14 EBIA had their annual meeting. Here are the highlights of the meeting.

- The current Board will stay on since there were no other persons running for the BOD.
- Our Lennel property was assessed at \$375K and there currently are no potential buyers; at any reasonable price. We will maintain the current status of the property until a potential buyer can be found.
- 2019 year end we had \$290K in our operating fund, and \$364 in our reserve fund. Our last payment on the property will take place this December.
- In the President's Report he noted that our tree trimming will start on Jan 20. He expressed a concern that we all follow the speed limit for safety and with the onset of building W6 that use caution around construction vehicles. With a heightened potential of non-EBIA residents parking in our parking lot we were reminded to make sure we have an Association sticker or an EBIA placard on the mirror. Our towing policy will be aggressive.
- On January 20, the crane to put in the W6 pilings will be placed on site. Construction will commence shortly after and will last 18-24 months.
- We anticipate that our walking path will be put in place within 120 days of pouring the foundation.
- The recreation committee read their report which was mostly a reading of their survey results. They were looking for their next mission from the BOD. They were told to continue with the tasks in the 2020 budget.
- The President has put a committee in place to investigate and evaluate the speed limit change to our waterway. Also to provide a recommendation for any potential course of action.
- Next year's meetings: Apr 14 (TBD), Jul 14 (W2), Oct 13 (Royal Pelican) and Jan 12, 2021 (Hibiscus Point).
- There was an update on the current status with the Town and their Stormwater Utility.
- A question was raised as to the status of the Re-stated Document re-write. Still a work in progress.

Respectfully submitted,  
Pete Yeatman  
W3 Voting Representative

