

**WATERSIDE III BOARD OF DIRECTOR'S
MINUTES OF THE MEETING
FEBRUARY 18, 2020**

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 on February 13, 2020.

3. **Establish a Quorum**- Four board members were present for the meeting (P. Yeatman, S. Walker, and D. Cote & J. VanGorder) and J. Hockley participated via conference call. A quorum was present.

4. **Read and Approve Minutes of the Last Board Meeting; January 21, 2020**- D. Cote made a motion to waive the reading of the minutes of the January 21, 2020 board meeting. J. VanGorder seconded the motion and the motion was passed unanimously.

5. **President's Report** – No report.

6. **Treasurer's Report**- No report.

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

8. Committee Requesting to Submit Reports

- a. **Hounshell Social** – J. Wood presented the Committee's report and a copy is attached.

9. **Comcast Affairs-** D. Cote stated there is nothing new to report.

10. **WMA Affairs** – R. Miller stated that the annual WMA meeting will be held March 10 and the annual WMA party will be held the same evening at the WS III/IV pool.

11. **EBIA-** No report. B. Carran reported that several committees are working on the Back Bay boat speed issue and thanked everyone for signing the petition that was submitted at the town council meeting.

12. **Stormwater Update-** C. Eck reported that EBIA hired a litigation attorney to challenge the Town of Fort Myers Beach on the use of general funds to fund the stormwater project.

13. Old Business

- a. **None** – C. Magill discussed the lanai cage replacements and quotes are being solicited for the work and decisions must be made by April 2020 to have work secured and scheduled for 2021.

14. New Business

- a. **Committees and Chairpersons-** the WSIII committees were reviewed and all committees (Pool, Landscape, Crisci Finance, Website and Building & Facilities) remain. The RAC

(Risk Assessment Committee) will be an ad hoc committee and called upon when needed. P. Yeatman made a motion for the committee chairs to be approved. J. VanGorder seconded the motion and the motion was passed unanimously. The committee membership was reviewed and was approved by the Board. The Committees and membership is attached.

b. **Social Room Noise Abatement and Project Completion –**

C. Magill reported that minor adjustments on the sound proofing are being addressed. C. Magill also presented Debbie Kildow (designer) and Lorna Littrell (artist) to review color schemes and decorating suggestions for the social room. A comprehensive quote will be provided by the next Board meeting for the board's review.

- c. **Temperature and Humidity within The Building –** P. Yeatman moved that a Committee be formed that will investigate the temperature and humidity settings for Units and Common Areas. D.Cote seconded the motion and it was passed. R. Miller, P. Martin, C. Eck, G. Zabrecky and J. VanGorder will be the Committee members. The Building Environmental Committee's Charter will be to look at the whole building and how units and common areas should interact and, be monitored and controlled for pleasant and safe environment of temperature and humidity. It will also recommend what controls and equipment need to be replaced in units or installed in the common areas. Currently we have a variety of thermostats that should be unified to one type to meet the building's needs. The Committee will recommend settings for all relevant equipment, both internal and external staff for monitoring; keeping in mind that we have minimal access for W123 staff. If any recommended changes require alterations to the Declaration the Committee's completion date must not exceed September 30th. If the Chair of the Building

Environmental Committee wishes to add to the charter they can do so. Any financial expenditure by the Committee for experts etc., must have prior approval from the Treasurer. R. Miller, P. Martin, C. Eck, G. Zabrecky and J. VanGorder will be the Committee members.

15. **Sales & Leases** – C. Magill reported that there are 2 units for pending sale, unit 3P3 and 324. Two leases were submitted for 3H1. P. Yeatman made a motion to approve the sales and leases. D. Cote seconded the motion and motion was passed unanimously.

16. **Comment and Discussion by Unit Owners-** J. Lievenise asked a question regarding Wifi access at the pool.

17. **Adjournment-** J. VanGorder made a motion to adjourn the meeting. D. Cote seconded the motion and the motion was passed and the meeting concluded.

Respectfully Submitted,

S.M. Walker

BOD Secretary

PROPERTY MANAGER'S REPORT

Tuesday February 18th 2020

Fire Department Annual Inspection: This years inspection was a thorough one and resulted in over 28 violations of which the vast majority are openings that need to be fire proofed such as around the trash chute to meet new fire codes. I provided keys for all locked areas and want to remind owners that if you change your storage room keys, inside or outside, please provide me with a key so we can comply with this inspection, they need access to at least 90% of the areas that include any fire safety device (sprinkler head or smoke detector). Other items include ensuring all flammable items are removed from the mechanical rooms as they pose a fire risk and keeping the corridors on the floors free of obstacles. All items outside your unit should be kept with the depth of your mechanical room and not obstruct the walkways.

WiFi at 3/4 pool: This was installed on Thursday Jan 9th by Comcast. To log into the secure option please go to your phone settings, select wifi, look for XFINITY all capitals and then log in using your own unit's Xfinity wifi username and password.

Smoke Detectors: Confirming that all three buildings WS I, II and III have agreed to replace their smoke detectors this summer. The cost of the unit(s) will be invoiced to the owners with the July or October assessment and Paul Johnson will remove and install the new detectors. The date of install will be written on the back of the detector for reference purposes.

Plumbing Inspections: Rick Franklin with Franklin Seckinger Plumbing will be doing the visual walk through of every unit on Thursday February 27th. A copy of the report will be left in your unit and if any deficiencies are found I will be in touch with you to discuss further. You do not need to be home as Paul Johnson will accompany Rick.

Dryer Vent Cleaning: This is done every two years and in 2018 we waited until owners had left for the summer to minimize the inconvenience however this brought it's own issues so this time we will be doing the vents on Wednesday March 25th, again Paul will be with the technicians if you are not home that day to give them access to your unit.

1st Floor Deck Refinishing: We have two bids in place right now. Spectrum are in the region of \$75,000 for the 6 decks and we have a firm bid from Tri Tec for \$62,000. Both are using the same specifications and the product recommended by Coastal Chemical Products. I would at some stage like to discuss the possibility of removing the 1st floor lanai cages as a part of this project in order to finish the area properly and install new cages at these four units ahead of the rest of the lanai cage project.

Lanai Cages: Complete Aluminum is revising their 2016 estimate and Tri Tech Contracting are working on their proposal.

Sales Applications:

3P3 is pending a due to close March 31st

324 is pending and due to close early March 6th

Lease Applications:

2/1/20 – 4/30/20 Unit 3H1 - Barbara Brewer

12/30/20 – 1/31/21 Unit 3H1 - Rubitschun

Hounshell Social Committee Report February 18, 2020

We would like to thank everyone who helped our committee with the huge Waterside III 20th anniversary party. There were so many of you neighbors willing to lend a hand we couldn't take advantage of all the offers. Whether food prep, set up or other assistance, we sincerely appreciate those we called upon for lending your time and support. So in addition to the committee spouses, we would like to thank the VanGorder's, Jean Eck, Sue Walker, Bob Carran & Theo, Felice Reed, Irene Quirus, Wendy Bonar and the Frey's. The party was a big success and we couldn't have done it without you all.

Next week will be the Mardi Gras party on Tues the 25th. The sign is already up, so if you are interested and haven't yet signed up, please do so asap.

March will be our annual St. Patrick's Day party on the 17th and we plan another Western BBQ March 28th. This year, have invited Bldg IV to join us for this event. As with last year, it is a paid for event and the info will be on the bulletin board in a couple of weeks.

The next ladies lunch is March 12th so please watch for the sign up.

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

The Hounshell Social Committee
Diane Brunelle
Chris Miller
Judy Stewart
Jan Wood
Laraine Yeatman

WS III COMMITTEES

Hounshell Social Committee

Laraine Yeatman (*co-chair)
Jan Wood (*co-chair)
Judy Stewart
Diane Brunelle
Chris Miller

Landscape Committee

Nina Carran (* Chair)
Katie Smith

Cheryl

Crisci Finance Committee

Jan VanGorder (*Chair)

Dick Cote

Charlie Eck

Bob Carran

Chuck Pestow

Website Committee

Donna Kaiser (*chair)

Janet Markelz

Dick Cote

George Zabrecky

Building & Facilities

Paul Martin (*chair)

Doug Chyna

RAC (Risk Assessment Committee)

Bob Carran (*Chair)

Dick Cote

Ross Miller