

**WATERSIDE III BOARD OF DIRECTOR'S  
MINUTES OF THE MEETING  
JUNE 4, 2020**

1. **Call To Order-** The meeting was called to order by President P. Yeatman at 10:00a.m. in the Waterside III Social Room.
2. **Proof of Notice-** P. Yeatman stated that the meeting notice was posted on May 30, 2020.
3. **Establish A Quorum-** A quorum was present for the meeting. P. Yeatman and D. Cote were in attendance and J. Hockley, J. VanGorder and S. Walker participated via conference call.
4. **Read and Approve Minutes of Board Meeting 2-18-20-** D. Cote made a motion to waive the reading of the February 18, 2020 Board Meeting and to approve them. J. Hockley seconded the motion and the motion was unanimously carried.
5. **President's Report-** P. Yeatman presented the report and a copy 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 report and a copy of the report is attached.
8. **Committee Reports**
  - a. **Hounshell Social-** P. Yeatman presented the committee's report and a copy is attached.
9. **WMA Affairs** – R. Miller presented the report and a copy is attached.

10. **EBIA Affairs-** P. Yeatman read the report and a copy is attached.
  
11. **Covid 19 Issues** – P. Yeatman reported that no rental leases could be processed at this time due to the State’s mandate. C. Magill sent an e-mail to all owners’ regarding Covid-related issues and a copy is attached.
  
12. **Old Business**
  - a. **Building Environmental Committee-** R. Miller reported that the Committee has met and the work is on going. A report will be presented at a future Board Meeting.
  
  - b. **Social Room Noise Abatement Project-** C. Magill reported that there would be some repair work on the sound panels. Due to the factory shut down which manufactures the panels, work has been delayed. The fabric, which was used for the panels, will also be installed on the back of the panels, which cover a part of the window and door. Painting of the social room will commence in a few weeks.
  
13. **New Business**
  - a. **WSIII Signage-** P. Yeatman presented a discussion about WSIII signage. The board made a recommendation that the Landscape Committee should include investigation of new signage in the overall Landscape design. The Committee will be requested to investigate new signage and to bring recommendations to a future meeting.
  
  - b. **Ratification Of WMA/EBIA Representatives-** J. VanGorder made a motion to ratify P. Yeatman as the EBIA representative and R. Miller to remain as

the WMA representative. J. Hockley seconded the motion and the motion passed unanimously.

- c. **Ratification of Signing the Insurance Policy Contract-** The Risk Assessment & Communication Committee and the Property Manager made a recommendation for the insurance policy to be renewed with USI Insurance Services. D. Cote made the motion to approve the insurance policy with USI and P. Yeatman seconded the motion. The motion was passed unanimously.
  - d. **Selection & Approval of 2021 Lanai Cage Replacement-** C. Magill reported that one quote has been received and is working on additional quotes. The cage replacement proposal also investigated the possibility of designing the new cages for inside screen replacement. In order to do this, the architectural features would be altered and it adds an additional 25% of cost. It was decided to pursue the lanai cage replacement without this feature.
  - e. **Discussion Regarding Review of Building Keypad Access-** P. Yeatman presented that some residents have again requested investigation about Keypad entry into the building. It was consensed that J. Hockley would lead a committee to investigate new technology for keyless entry. This would also include discussion with the Lee County sheriff department to review pro's and con's of such features.
14. **Sales & Leases-** C. Magill reported three sales applications for unit 3P3, 324 and 381 and two lease agreements, unit 372 and 375. D. Cote made a motion to approve the rentals and J. Hockley seconded. The motion was carried.

15. **Comment & Discussion by Unit Owners**-A question was asked when the rental “holds” would be released. The rental applications will resume once the State relaxes its current mandate.
  
16. **Adjournment**- J. Hockley moved for the meeting’s adjournment and P. Yeatman seconded the motion. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

S. M. Walker  
BOD Secretary

### **President’s Report 4 June 2020**

I need to start with the big issue, Covid-19. Thank you everyone for pitching in and cooperating on socially distancing. Not being a pool bunny, its availability was less of an issue than for those who are. Practicing and maintaining social distancing has enabled WMA to keep the pool open. I also need to thank our Property Management team for adjusting their on-site schedule, or working from home, enabling a very minimal affect on the building and its use. The uncertainty of the situation with Covid-19 and the resultant financial impact made it clear that we must keep a very tight rein on our expenditures, which our Treasurer and PM are doing.

The week before the Governor imposed measures to control Covid-19 London Bay abruptly announced it was halting work on Waterside 6 until further notice. Within a day the site was cleared of all equipment. Last week they came and installed new

fencing around the property. We should expect minimal changes to the site and to the walking path in the near future. The contract between London Bay and EBIA is scheduled to expire this December, but there are facilities for extensions.

Although slightly delayed, we are now trying to get ready for summer work and preparation for hurricane season. Either today or by September our Building Environmental Committee will present a report to the BOD for review and consideration. Dick Cote was able to join Carmel and I for the yearly “walk through” to check for anything needing attention in preparation for the next four months. We think we’re in pretty good shape, but there’s always something.

Again I’d like to once again thank everyone for their understanding and cooperation through the current situation.

Stay safe and in touch, respectfully submitted,

Pete

### **Treasurer’s Report**

June 4, 2020

The recent WIII Financial report from M&B reflects “on budget” performance. Thanks to our Property Manager and staff for managing WIII issues during these challenging times.

Jan R Van Gorder , Treasure.

### **PROPERTY MANAGER’S REPORT**

**Thursday June 4<sup>th</sup> 2020**

- Annual Fire Sprinkler and Alarm Inspection: Wayne Auto will be conducting the annual fire sprinkler and alarm inspections in June (dates to be confirmed). Notices will be sent out and if you have not been here for this in the past

- please note that all pa systems and audible alarms will be tested throughout the day and all units will be inspected.
- Smoke Detectors: This is still on track to be done this summer. Each unit will have all their plug and play detectors replaced – 2 or 3 units depending on the stack. 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.
  - Dryer Vent Cleaning: The March dates were cancelled due to Covid 19. The Lint Out team are ready to resume working and will be implementing new protocol including wearing masks and gloves and sanitizing all areas that are touched. This will be done June 15th through the 17th. (WS III June 17<sup>th</sup>)
  - First Call Bug Service – Regular service will be done in July for all Opt-In Units and all common areas
  - A/C Maintenance – This will be done in July as scheduled and notices will be posted.
  - Window Cleaning – looking at June dates for the summer cleaning – notices will be posted
  - Summer List – see attached
  - Summer Clean Up – Please remember to move your bikes into storage along with any other loose items and plants left around the perimeter of the building in the bushes will be disposed of next week, currently there are no bikes on the exterior bike racks other than owners in residence.

**Sales Applications:**

3P3 - Richard and Linda McKissock

324 - Doug and Wendy Brown  
381 - Timothy Lehman Kathryn Schramm

**Lease Applications:**

3/1/10 - 4/1/20 – 372 Bruce Grasser  
2/1/21-4/1/21 – 375 Cora and John Rubitschun

Hounshell Social Committee Report June 4, 2020

Our committee met in early April to work on a party calendar for next season. However, we have decided not to post the calendar just yet, but rather take a wait and see approach. By the end of the summer we should know better if any events will be feasible for fall.

Also, we would like to inform the Board that Chris Miller has resigned from the Hounshell Social Committee due to conflicts in her busy schedule. We thank Chris for her past efforts on the committee.

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

May 29, 2020

RE: **WMA report** to WS 3 BOD

London Bay. WMA and the town have been working diligently to have London Bay clean up the now vacant bldg. 6 lot. So far, they have installed green screens, removed the white pails and properly covered the re bar with approved caps (even though orange), and have removed the sandbags from the street drains. Still to be done, hopefully, is seed the lot, repair damaged irrigation along the street and remove construction materials.

Hurricane. A detailed hurricane preparedness plan will be coming out soon and will be shared with all owners.

New Gatehouse system. The system seems to be working well. Please remember two things 1) you can still do things the old way by calling the gate and, 2) the system is still in the tweaking stage.

Respectfully submitted,

Ross Miller

WMA

EBIA Report  
(Jun 4 BOD mtg 2020)

On April 14 EBIA had their quarterly meeting. Here are the highlights of the meeting. This meeting was mostly a call in by BOD members, Member Representatives as well as Owners. The ability to hear or understand what was said or done was very limited.

- Dave Maiser's position as President was ratified by the Board. Jim Domres installment as the replacement on the BOD for Tom Taege was ratified.
- Dave Maiser presented a schedule for processing the recommended document changes to get to a Member's vote at the next Annual Meeting. Schedule should be emailed to Representatives or posted on the Vesta Website, TBD.
- Charlie Eck provided an update on the Stormwater issues. The good news was that we have a proposal from the County for the north and south easements to our property. We provide an easement for the south end of the property and they change the routing of their water to totally exclude using our property for its disposal by routing through Santa Maria to the lagoon. Minor changes were made by our attorney, and being passed back to the County for final approval. The issue with FMB is still a work in progress.
- There will be a meeting with London Bay in mid May to discuss the Waterside VI property and the rest of their contract with EBIA. The current contract expires in January 2021.
- The Treasurer's report will be posted on the Vesta website, since no one could hear what the Treasure was saying.
- The President noted that EBIA has initiated some Rules and Regulations over the years, but that they may not be readily available to the Owners. He is initiating a process to rectify this problem.
- The BOD approved the Treasurer's motion to borrow money from the Reserve Fund to offset possible shortfalls in the budget this year. Again it was impossible to understand Ed, but this is the gist of what was approved unanimously.
- A request for proposal for Landscape Architect work was approved by the BOD.
- A Listing Agreement with Lahaina Really was approved for the sale of the Lennel property, with the stipulation that any contract of sale would consider the necessity

to maintain the tennis court until the new one on the vacant property can be put in place.

- The Member forum was really an Owner forum, there were several owners that attempted to speak or ask a question, but individual's phone systems were of varying quality and it was impossible to hear most people and understand what was said or asked.

Everyone is hoping that the next EBIA meeting will be back to normal. Once draft minutes or final minutes are posted, I suggest everyone reads them.

Respectfully submitted,  
Pete Yeatman  
W3 Voting Representative

## **COVID 19 PROCEDURE AND POLICY UPDATE**

Hello Waterside III owners:

With summer upon us and a lot of folks now back up North for the summer we wanted to update the current policies and procedure when it comes to how we are dealing with the ongoing Covid – 19 State of Emergency:

**SOCIAL ROOM** – The Social Room will remain closed for all events other than official Association business where a safe 6ft social distance can be maintained

**FITNESS ROOM** – The Fitness Room is open. It remains available for use at your own risk. Users are required to wipe down equipment before and after each use and maintain a 6ft social distance.

**GUEST SUITES** – The Guest Suites will remain closed until further notice. At least until the Governor's office has removed all short-term vacation rental restrictions

for the State.

LEASE AGREEMENTS – The Board will not be approving any new lease application for Waterside III until the Governor's office has removed all rental restrictions for the State. Please notify your Rental Company of this policy.

The current situation is very fluid with changes coming in weekly. As changes are made by Federal, State or local governmental agencies we may need to alter or loosen these Procedures and Policies.

Thank you.

Best wishes,

Carmel