

**WATERSIDE III BOARD OF DIRECTOR'S
MINUTES OF THE MEETING
AUGUST 6, 2020**

1. **Call To Order** – The meeting was called to order by President P. Yeatman at 10:00 a.m. in the Waterside III Social Room.
2. **Proof Of Notice**- P. Yeatman stated that the meeting notice was duly posted on August 3, 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 the Board Meeting:**
June 4, 2020- J. Hockley made a motion to waive the reading of the minutes of the June 4, 2020 Board meeting and to approve them. J. VanGorder seconded the motion and the motion was unanimously carried.
5. **President's Report**- P. Yeatman presented the report and a copy is attached. It was also reported that the lawsuit against Fort Myers Beach has been dropped and the Margaritaville project has been cleared to proceed.
6. **Treasurer's Report**- J. VanGorder presented the report and a copy is attached. It was also stated that the Crisci Finance Committee will meet for budget

development on October 20, 2020 at 10:00 a.m. in the WSIII Social Room.

7. **Property Manager's Report-** C. Magill presented the report and a copy is attached. In addition, the roof inspection was performed and all was good.
8. **Committees Requesting To Submit Reports-** None of the WSIII Committees had reports for this meeting.
9. **WMA Affairs-** R. Miller reported that London Bay hydro seeded the vacant lot, however the property grading was done incorrectly. Therefore during heavy rains the lot becomes flooded. Discussions are taking place with London Bay to resolve the issues. The gatehouse for Waterside was recently struck by lightning. Damage was done to the computer, software and bar code reader. The computer and software has been replaced and are working on quotes for the bar code reader.
10. **EBIA Affairs-** P. Yeatman presented the report and the report is attached.
11. **Covid 19 Issues-** P. Yeatman stated WSIII will comply with all executive orders imposed to promote and protect the safety of the WSIII owners. The guest suites will remain closed until the governor's executive orders are removed. Also, masks will be required in common areas of the building for anyone over 5 years of age. The statement will be communicated and a copy is attached. A motion was made by P. Yeatman to amend the WSIII Rules and Regulations to address

the Covid 19 requirements. D. Cote seconded the motion and the motion was carried unanimously.

12. Old Business

- a. **Building Environmental Report and Action –**
R. Miller presented the committee's report and a copy is attached. J. Van Gorder made a motion to amend the documents to reflect the Committee's recommendation. D. Cote seconded and the vote was 4 votes for this to go forward and 1 vote opposed. The motion was carried by majority vote.

13. New Business

- a. **Ratify Auxiliary Lines Insurance Policy Renewal-** The yearly insurance renewal for Auxiliary Lines insurance was received and reviewed. P. Yeatman made a motion for the insurance coverage to be approved and it was seconded by D. Cote. The motion was passed unanimously.
- b. **Ratify Instructions Provided Our EBIA Rep-** A temporary representative needed to be named for the EBIA meeting to represent the building's interests and vote. D. Cote was name a temporary substitute to represent the WSIII vote against the sale of the Lenell property sale. The board vote was 4 against the sale and 1 for the sale. Majority vote ruled to vote against the sale. J. VanGorder made a motion to approve the temporary voting representative and J.

Hockley seconded the motion. The motion was carried unanimously.

- c. **Establish A Reserve Study Committee-** A reserve study is required every 5 years and a new study needs to be completed in 2021. The treasurer (J. VanGorder) and C. Magill will add C. Eck, R. Miller and J. Romanelli to the group to resume work. Target completion expected Fall 2021.

14. **Sales & Leases** – C. Magill reported that all paperwork for lease compliance was received and requested conditional approval for unit 324. D. Cote made a motion to approve the conditional lease and J. Hockley seconded the motion. The motion was passed unanimously.

15. **Comments & Discussion By Unit Owners-** A question was asked about garage power washing and C. Magill stated that the tentative date is mid September. A comment was made about the poor sound quality from the front door entry system. C. Magill will investigate options and provide an update at a later meeting.

16. **Adjournment-** J. Hockley moved for the meeting's adjournment and D. Cote seconded the motion. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

S.M. Walker
BOD Secretary

President's Report
6 August 2020

I guess like the last BOD meeting I need to start with Covid-19. I appreciate everyone's effort in seeing all the different aspects of this as a humanity issue and not a personal one. Your Waterside III team has made every effort to provide a safe environment with the most minimal impact on your personal lives. Our PM team has been back on duty and on location working hard to get back on track for several months.

There really isn't anything new to report from my perspective on W6, maybe Ross will have something later. From my window I saw that they put orange safety covers on the rebar and they cleaned up and leveled the ground for possible future seeding. They also cleaned up and put up new fencing. Depending on the rain Lake Grandview comes and goes. Seeding will be a challenge.

W3 is once again accepting Lease applications as long as they are accompanied with a certification that the lease and lessee meet all governmental requirements. All lease approvals by the Association will be "Conditional Approvals", if approved. The Association has no way of knowing what future instructions or conditions will be imposed by a

governmental agency, which may preclude any affirmative approval. All leases are a privilege and are not the responsibility of the Association beyond what is derived from our documents.

On May 28th I received an email from Jan Wood notifying us that her personal commitments now preclude her continuing as Co-Chair of the Hounshell Social Committee. It is with regret that I accept her resignation of being Co-Chair but glad that she will remain on the committee.

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
August 6, 2020**

Thru June of this year, our financials from M&B reflect a slight under budget performance. During this interesting times, our PM and staff are to be commended for keeping our expenses on an even tract. Thank You.

Respectfully submitted
Jan R Van Gorder
Treasure

PROPERTY MANAGER'S REPORT

Thursday August 6th 2020

- Smoke Detectors: Waiting on vendor Spectonics Corporation out of Lincoln Nebraska to confirm the order of the Gentex 7100 F Series.
- Dryer Vent Cleaning: this was completed on June 17th
- First Call – regular pest control service resumed July 20th. Anyone with any issues can call for no charge call backs (up to 10 per quarter) just let me know.
- A/C Maintenance – This was completed on July 27th and 28th. In addition to this all the hurricane clips on the roof a/c units were replaced as needed and the disconnect boxes were secured in place.
- Window Cleaning – fall window cleaning will be scheduled for the end of October
- Social Room – Painting is complete and art work has been installed, custom blinds are in production for the front window
- Common Area Carpet Cleaning – This is scheduled for September 26th
- Trash Chute Cleaning – This is scheduled for September 17th
- Window Cleaning – This is scheduled, weather permitting, for the week of October 26th to be completed before Thanksgiving, the next cleaning will be scheduled the week of January 25th 2021
- Litigation – On June 13th we received a Notice of a Lawsuit, Bock V WS III. Erick Rodriguez, a defense attorney with the law firm of Gaebe, Mullen, Antonelli & DiMatteo has been retained by Allied American USA to represent the

Association. To date I have provided all the information requested by the attorney and continue to work with him in our defense.

Lease Applications:

1/5/21 – 7/6/21 324 Paul and Judi Dawley

Sales Applications:

There are no sales applications to be ratified

EBIA Report
(Aug 6, 2020 BOD mtg)

On July 14 EBIA had their quarterly meeting. Here are the highlights of the meeting. This meeting was just 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. There were a limited number of issues on the agenda.

- Dave Maiser provided an update with regard to London Bay (LB). The most important fact presented by LB was that they are not abandoning the site and their commitment to build. They will restart the project when the economy improves. They are maintaining their position that they have not started construction by putting in pilings; therefore, the walking path will not start to be installed. Sometime in mid August Dave will meet with LB to discuss the extension or amendment of the current contract which is due to expire January 26, 2021. Timing for this is good since we are also starting to consider development of the property and we have provided LB use of some sections for vehicles and rallying.
- Charlie Eck provided an update on the Stormwater issues. Charlie referenced the report that he provided the BOD several weeks ago

highlighting recent events at the last Council Meeting. He emphasized that we need to remain vigilant and be prepared to step in with legal action if the current or future Councils revert back to improper use of General and Gas Tax funds. He also noted that EBIA's attorney is finalizing the Easement agreements with Lee County.

- Several proposals were received from companies wishing to provide architectural designs for the vacant property. Three proposals ranged from roughly \$14K to \$150K, the Board decided to go with proceeding to work on the development of a contract with the combined firms of Ensite and RG Architects. Their proposal was for roughly \$48K. Dave Maiser and Ed Lombard will work on the contract development which will then be brought before the BOD for comment, amendment and/or approval.
- The last major item on the agenda was the sale of the Lennell property. Our asking price was \$375K and we have an offer of \$355K. After a lengthy discussion regarding the perceived value of the property the decision was that there would be a tentative move to work on a contract with that offer price with conditions that reflected the buyers needs and EBIA's needs to use the courts as long as possible.

On August 3 EBIA had a special meetings regarding the Lennell property sale. Dick Cote was kind enough to fill in for me. The EBIA BOD and Members voted to sell the property to John and Sandy Zombeck or \$355,000.

Once again, 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

Hi neighbors,

At today's BOD meeting a new Rule was added to our rules and regulations to mandate the requirement for a face covering within our building. Please read and ensure that any friends, relatives, workers etc comply. Property Management will post temporary signs tomorrow. We apologize for slow response to FMB and CDC requirements, but we need to have a BOD meeting in order to initiate this. If you have any questions please don't hesitate to email or call. Remember the first order of consideration to all of this is common sense. Please spare me crazy questions.

I've attached a complete set of our rules and regs. It is the BOD's intention that at a time that this rule is no longer required that it be removed; also as conditions change it may be amended.

(N) All persons over the age of 5 years old will be required to wear a face covering meeting the guidelines of the CDC while in any common area within the building; except when actively using a piece of exercise equipment in the Fitness Room.

7/30/2020

Report from Building Environmental Committee

Committee members: Ross Miller, chair; Charlie Eck; Jan Van Gorder; Paul Martin; George Zabrecky

Recently WS 3 owners approved changes to the Condominium Documents regarding setting of thermostats, use of humidistats, etc.

President Pete asked our committee to further investigate these issues as follows:

“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.”

The committee met twice in person and several times by e mail. Our second in person meeting included representatives from Travis Refrigeration and Air Conditioning regarding the current cooling of the common hallways and elevator lobbies and any recommendations. We also gathered information from Florida Power and Light, Honeywell and reviewed anecdotal comments, etc.

In addition, on July 27, I checked the temperature in three locations in each hall on each floor. We also noted the total occupied and unoccupied units on each floor at that time (copy of that info is attached).

We specifically wanted to determine if the common areas were adequately cooled in order to provide a pleasant environment and prevent mold as well as make a determination regarding the use of humidistats and humidifiers.

The committee found as follows:

- A. Cooling in the common halls is consistent, with the top floor (PH 2) being slightly warmer. This could be a result of it being the top floor and/or the setting of the unit temperatures as the floor was unoccupied on the July 27 temperature date.

- B. Even with fewer units on the first floor, and some of the cooling being accomplished by the units for the Fitness and Social rooms, there was no significant difference in temperature from the other floors.
- C. At the time of the temperature check, 10 units were occupied in the building; the most on floor 5 (3), with floors 1, 3, and PH2 unoccupied.
- D. Temperatures ranged from 74 to 80 degrees (PH2). 74 to 76 was the most common.

Committee Recommendations (consistent with recommendations from Travis and FP&L):

- A. When unoccupied, thermostats should be set at 78 and humidistats not turned on.
- B. When changing thermostats, humidistats are not permitted.
- C. Use of humidifiers is not permitted in order to circumvent the 78 degree temperature setting.

Respectfully submitted,
Ross Miller, Chair

ON Hall Temps

SHEET NO _____ OF _____

CALCULATED BY Ross Muller DATE 7/1

CHECKED BY _____ DATE _____

SCALE _____ # _____

	W	Elev lobby	E	
PH 2	79	80	78	
PH 1	76	77	75	2
8	75	76	75	1
7	75	76	75	1
6	75	76	75	1
5	76	76	75	3
4	76	76	75	1
3	75	75	75	0
2	75	75	75	1
1	75	75	74	0
				(1)

FM CONSTRUCTION COMPANY
 421 S. Grand Street, Detroit, Michigan 48216
 (313) 296-1300 FAX (313) 296-2597

JOB HALL TERN

SHEET NO. _____

CALCULATED BY Ross Miller

CHECKED BY _____

SCALE _____

	W	Elev lobby	E
PH 2	79	80	78
PH 1	76	77	75
8	75	76	75
7	75	76	75
6	75	76	75
5	76	76	75
4	76	76	75
3	75	75	75
2	75	75	75
1	75	75	74