

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

**1. Call to Order-** The meeting was called to order by President P. Yeatman following the Budget Meeting at approximately 10:30 a.m. in the Waterside III Social Room.

**2. Proof of Notice-** P. Yeatman stated the meeting was duly posted at 10:00 a.m. on November 15, 2020.

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

**4. Read and Approve Minutes of the Board Meeting; October 27, 2020-** D. Cote made a motion to waive the reading of the minute's of the October 27, 2020 Board Meeting to approve them. J. Van Gorder seconded the motion and the motion was carried.

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

**6. Committees Requesting to Submit Reports-** No committees submitted reports.

**7. WMA Affairs-** R. Miller presented the report and a copy is attached.

**8. Covid 19 Issues-** There were no new issues to report.

**9. Old Business**

a. **Covid Delay of Committee Reports-** P. Yeatman stated that due to Covid 19 limitations, the Landscape and Entry/Security

groups have been unable to meet. Therefore, the reporting of such items are delayed.

## 10. **New Business**

a. **Lanai Cage Replacement-** C. Magill reviewed the bids for the Lana Cage replacement project. The new cages will be anodized aluminum versus the current powder coating that will not fade. C. Magill made the recommendation to source the project with Complete Aluminum due to experience with this contractor and cost. J. VanGorder made a motion to approve the lanai cage replacement project with Complete Aluminum. D. Cote seconded the motion and was approved unanimously.

b. **Terrace Coating-** P. Yeatman stated that additional information is forthcoming and will postpone the discussion until the next meeting.

11. **Sales and Leases-** C. Magill reported that there was a rental cancellation for unit 3H1 for December / January. There were no sales to report.

12. **Comment and Discussion by Unit Owners-** There were no comments.

13. **Adjournment-** D. Cote made a motion for the meeting's adjournment and was seconded by J. VanGorder. The meeting ended with a unanimous vote for the motion.

Respectfully Submitted,

S.M. Walker

**PROPERTY MANAGER'S REPORT**  
**Wednesday November 18<sup>th</sup> 2020**

- **Smoke Detectors:** Installation in all vacant units has already taken place. WS II vacant units are done and Paul is working on WS I. Once these are done I will be contacting the owners in residence starting at WSIII with dates and times for install in their units. Ideally Paul would welcome the owner vacating the unit for the 15 or 20 minutes while he's working so that he does not have to wear his mask while trying to install the units on top of a ladder and working over his head and so that neither he nor the owner is possible exposed to Covid.
- **Tropical Storm ETA:** There was some damage at WS III as a result of the storm namely three vents on the roof and an a/c drain line were blown off and three screens in the garage were damaged. Crowther Roofing was here Monday measuring for the replacement vents and I should have a proposal very soon. I ordered the garage vents from Ace Hardware in Bonita and will pick them up later this week. The a/c drain line to the elevator room has already been replaced. I would like to remind owners that they should have their unit checked by their home watch to look for any possible water intrusion as a result of the wind driven rain produced by the storm over several days.

**Lease Applications:**

No new applications but there may be several cancellations, 3H1 for Dec/Jan already cancelled due to Covid concerns.

Sales Applications: No new sales to be ratified

## **WMA Board meeting 11.11.20—Report**

The meeting was held virtually.

Gate guard. Cap't Lane's hourly increased to keep him. Also, other guards got a \$1.00 increase to keep up with other associations.

Budget. Approved for 2021. Increases, as expected, in insurance, utilities, etc. Annual party reduced from \$15,000 to \$7,500 and may not be held.

Tennis court costs were discussed. Annual maint is \$40,000; Water was \$98 per day in Sept. Alternative surfaces were discussed.

EBIA requested to use until new courts are completed since Lenell courts have been sold and closed. Request was rejected by the board.

Dock assoc amendment to Bylaws was discussed. Info should be available for vote at annual meeting.

Speed limit in bay. Committee has been successful in getting no wake zone re-established and new signs should be posted in a week or so.

1& 2 Pools submitted a renovation proposal for discussion.

Fountain replacement. The existing fountain is out and not repairable.

New proposal from Lake Doctors for a 2 HP fountain with a "directed flow" pattern and lights, stainless steel with salt water package. Cost is \$14,293.38 and BOD voted to approve not to exceed \$15,000 and to move it to the center of the pond.

Annual meeting. 3 director positions will be open: Meiser, Hockley, Lombard.

Respectfully submitted,

Ross Miller, Chair

11.18.20