

**WATERSIDE III BOARD OF DIRECTOR'S
MINUTES OF THE MEETING
FEBRUARY 16, 2021**

1. **Call to Order-** The meeting was called to order by P. Yeatman following the Organizational Meeting in the Waterside III Social Room.

2. **Proof of Notice-** P. Yeatman stated the meeting was posted February 13, 2021.

3. **Establish a Quorum-** A quorum was present for the meeting as all Board members were in attendance.

4. **Read and Approve Minutes of the Board Meeting; November 18, 2020-** D. Cote made a motion to waive the reading of the minutes of the November 18, 2020 Board Meeting and to approve them. J. VanGorder seconded the motion and the motion was carried.

5. **Treasurer's Report-** J. VanGorder presented the Treasurer's Report at the Annual Meeting. A copy of the report is attached.

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

7. **Committees Requesting to Submit Reports**

- a. **Website Committee-** D. Kaiser presented the report and a copy is attached.
 - b. **Social Committee-** S. Walker presented the Committee's report and a copy is attached.
8. **WMA Affairs-** R. Miller presented a report and a copy is attached.
9. **EBIA Affairs-** P. Yeatman presented two reports, a January 12, 2021 and a January 22, 2021 report. Both copies of the reports are attached.
10. **Covid 19 Issues** –P. Yeatman reviewed the current state of Covid 19 guidelines established for WS III. Currently masks are required in all common areas, the Social Room and Guest suites remain closed and these restriction will be continually reviewed for potential changes. Many comments were made about guest suite closure and the request to reconsider their opening. The Board so noted the comments.
11. **Old Business**
 - a. **Covid Delayed Committee work review and possible reschedule-**The security committee has been unable to meet due to Covid. The committee will meet in the near future.
 - b. **Status of Existing Committees and Members-** J. VanGorder made a motion for the Crisci Finance committee to be comprised of C. Pestow, B. Carran, C. Eck, D. Cote and J. VanGorder. P. Yeatman seconded the motion and the motion was passed. P. Yeatman stated that all other existing

Committees would remain the same for now and will be reviewed at the next BOD meeting.

12. New Business

- a. **Establish the Reserve Committee-** J. Van Gorder presented a motion to form a Reserve Committee including J. Lievens, J. Hockley, R. Miller, J. Frey and J. VanGorder as the Chair. The motion was seconded by D. Cote and it was unanimously passed. The first meeting of the Committee will be March 23, 2021.

- b. **Establish an Electric Vehicle Committee** – J. VanGorder presented a motion to form an Electric Vehicle Committee. The purpose of this Committee is to investigate the long range ramifications to support electric vehicles. D. Cote seconded the motion and it was passed unanimously. The committee members will be W. Estep (Chair), R. McKissock, R. Miller and J. VanGorder.

- c. **Explore Electronic Voting for the Annual Meeting-** P. Yeatman asked C. Magill to investigate the possibility of using electronic voting for the annual meeting. C. Magill will report her findings at a future meeting.

- d. **Replace deteriorating rear Lobby Doors**—C. Magill discussed the current state of the rear doors of the building. The Board agreed to proceed with the replacement.

13. **Sales and Leases** –C. Magill presented leases for unit 381, 351 and 3H1. In addition, two sales applications were presented for unit 315 and 321. D. Cote made a motion to approve the leases and sales and J. VanGorder seconded the motion. The motion passed unanimously.

14. **Comment and Discussion by Unit Owners**-C. Pestow asked for the guest suites to be re-opened. P. Yeatman so noted the request.

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

Respectfully Submitted,

S.M. Walker

TREASURER'S REPORT – FEBRUARY 16, 2021

The December financials from M&B indicate a budget surplus for 2020 in the amount of \$9,023, roughly 2% under budget. Nice work by our whole crew , the Board, Property Manager and Paul.

We finished the year with an operating fund balance of \$157,000 and a reserve fund balance of \$294,152. Our reserve obligations continue to be fully funded(pooled methodology)

From this overview, one can see that Will continues to be in a strong financial position.

Thanks to all.

submitted

Jan R Van Gorder

PROPERTY MANAGER'S REPORT

Tuesday February 16th 2021

- Roof: Crowther roofing have fitted a new A/C gooseneck vent and two new dryer vent hoods that blew off in the last storm, cost was just over \$1000.
- Lightning Rods: three lightning rods are missing indicating that the building was hit by lightning over last summer. The cost to replace these is \$800.
- Alarm Panel: Johnson Controls, who recently acquired Simplex, were on site last week and did a review of the WS III panel and work that may need to be done. There is one card that is showing signs of wear are they are going to source this and keep it for WS III, aside from this the panel is in good working order.
- Over the New Year weekend the shower plumbing in Guest Suite 2 cracked inside the wall and flooded into the Social Room. The restoration ended up costing as follows:
 1. United Plumbing \$325.52 emergency call out to find leak and stop it (Sunday afternoon)
 2. Lee Carpet \$1445.21 extract water, clean up and dry out for four days
 3. Bob Anderson \$1650 (replaced shower fixtures and pipes, drywall repair, tile, new base, patch and paint) incl. 2nd leakTOTAL \$3421.

- Trash Chute: the trash chute door on the 4th floor has been replaced
- Window Cleaning: the next cleaning is scheduled for March 8th
- Tax Return: the 2020 Tax return has been filed and no taxes were due
- Audit: An audit of the 2016 book was done in 2017 and while the State of FL. No longer requires Audits it is highly recommended to complete one every five years. This would mean an Audit of the 2021 books in 2022. I would recommend that the Board vote on this at an upcoming BOD meeting so funds are available in the 2022 budget. (Cost approximately \$5000)
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Lease Applications:

| | | | |
|-----------|-----------|--|-----|
| 2/1/2021 | 2/28/2021 | | 381 |
| 1/30/2021 | 2/27/2021 | | 351 |
| 3/1/2021 | 5/1/2021 | | 3H1 |

Sales Applications:

315

321

Both due to close Feb 25th or so.

WEBSITE COMMITTEE REPORT

The website committee has reviewed each page on the Waterside3 site looking for outdated information, for adjustments needed based on environment changes, or for inconsistencies with documents or other pages. Our goal is to keep the site accurate with information being communicated about Waterside. How can you help support the site? #1: Use it!! Provide feedback to committee members for topic ideas that might be of interest to owners. #2: Many people have made improvements on their units, and eat out or order in regularly. Please share your recommendations for contractors and restaurants. This will be helpful to others in the building and newer owners. #3: We have received about 15 owner pictures. If you have not yet submitted one, please do. You will appreciate them if you pass an unfamiliar face in the lobby or elevator. #4: The open portion of the site displays pictures of Waterside and the FMB area. There are additional 'attractions' at Waterside, such as: the tennis courts; the fishing doc; and numbers of walkers and bikers on Bay Beach Lane and paths in the open common area.. If you have any pictures, taken at a distance, that would highlight the activities in these areas, please pass them along to a website committee member. The team will offer sessions on how to navigate the website. A sign-up sheet will be posted on the bulletin board. Please sign up!
Respectfully, Donna Kaiser

Social Committee Report - February 16, 2021

Thank you for participating in the Super Bowl football pool, we sold out very quickly. Congratulations to the winners, Sue Walker, Jeff & Lisa Lievense, and John and Patti Frey.

The Social Committee continues to monitor the CDC recommendations during the Covid 19 pandemic. At this time we are still holding off on any social gatherings, but will review again in March. We miss our neighbors and look forward to being safely together again soon.

So please continue to check the Social bulletin board for any updates.

Laraine Yeatman - Social Chairperson

Diane Brunelle
Judy Stewart
Jan Wood

2/10/2021

TO: Waterside bldg. 3 Board of Directors

Re: WMA report

The WMA annual meeting will be held on March 16, 2021 at 10 AM. An offsite location has been established to allow a live meeting with social distancing. Masks are required and seating will be limited. The location is Comfort Hall (St Raphael's Episcopal Church), 5601 Williams St. Call in will still be available—see your annual meeting packet from Vesta.

Unfortunately, the after meeting party will not be held this year.

The new fountain has been installed and the changing colors have added to the ambiance.

Maintenance costs of the tennis courts continue to be studied. Several water leaks were discovered and have been repaired.

Landscaping: Plants that were removed south of the tennis courts will be replaced during the next good planting season. Thanks to Nina Carron and her committee for assisting WMA in this.

Also, planting areas between the pond and sidewalk have recently been cleaned out.

Respectfully Submitted,

Ross Miller, WMA bldg. 3 representative

EBIA Report

(Jan 12, 2021 EBIA mtg)

On January 11th EBIA had its Annual Meeting and Organizational/ BOD Meeting. Here are some highlights of the meetings. These meetings were a mix of in-person and MicrosoftTeams meetings of BOD members and Member Association Representatives; residents were invited to call in. There was confusion caused by Member Reps and residents with respect to logging in and calling in. Even after it was presumed that everyone was clear regarding how to listen, talk and be recognized there was still confusion regarding muting, etc.

The President was out getting Cataract surgery so the meeting was started by Ed Koscis and the agenda adjusted to allow Dave Masier the opportunity to join in at the end.

This is a quick summary just covering some important issues.

The meetings lasted over three hours. After a multitude of side comments and issues the meetings ended up with:

- This year's BOD members are: Dave Maiser, Pres., Ed Koscis, VP, Don Meidinger, Tres., Jim Domres, Sect., Al Thiemke and Jack Hockley members at large.
- A very good Power Point presentation (emailed to residents and available on the Vesta EBIA site) was made by Gordon Curran detailing the findings of the Golf Course Committee's evaluation and recommendations.

- Aside from the normal setting the number of directors and carrying cash over to next fiscal year, Ed Lombard placed two Motions with seconds for a “sense of the Membership” on the table. First one was to move forward with getting quotes and proposals to start the process of installing the amenities. The second was to come up with an alternate London Bay agreement to the one the President introduced to the BOD the night before this meeting. Aside from not allowing the BOD or anyone else time to review the proposed contract, it would unnecessarily obligate EBIA for 4 or more years. The motion Ed introduced would only allow 2+ years of rental space for a sales office and any consideration for; staging and storage of fuel and construction material and equipment, as well as access at a later date when actual construction could be imminent. Both non-binding motions passed, indicating that the Membership wanted to move forward with the amenities and only provide sales office space to London Bay and their new company.
- The President presented his PPT presentation (emailed to residents and available on the Vesta EBIA site) regarding his decision to move forward with a LB agreement so we can get \$50,000 into our bank account. It was noted that if the property were just rented to LB, the actual difference in revenue obtained would be less than half and there would be no commitment for the use of our property for equipment and staging. Charlie Eck also highlighted inconsistencies in this document and the presentation, as well as the requirement for Lee County approval for modification of an entrance on Estero Blvd.
- Next FY’s meetings will be 4/13, 7/13, 10/12 and 1/11.
- Ed Lombard asked Al Thiemke if he would introduce a motion at the BOD meeting to create a Stormwater Committee to be headed by Charlie Eck (VP-Stormwater) to oversee all stormwater issues on our property and to communicate and work with the BOD on any stormwater issues. Al agreed but when the BOD meeting actually happened he neglected to do so.

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

Respectfully submitted,
 Pete Yeatman
 W3 Voting Representative

EBIA Report

(Jan 22, 2021 EBIA mtg)

On January 22nd EBIA had a meeting to Review and discuss the amendment to the London Bay agreement. Here are some highlights of the meetings. This meeting was a MicrosoftTeams meeting of BOD members where Member Association Representatives were invited to call in to listen. As usual with these types of electronic meetings there was great confusion.

This is a quick summary just covering some issues of this one item agenda. The meeting lasted over two hours. After a multitude of side comments and issues the meeting ended up with:

- The President read the old contract to the meeting attendees.

- After a long discussion by some of the persons that failed to use the correct number/log in joined the meeting. A motion was entered and successfully voted in to reject the previous contract amendment from the meeting of the Jan 11 and create a committee to negotiate with London Bay for a contract extension/renewal. The committee will report to the BOD and the BOD will make a final decision on any contract.
- The President discussed his limited results of the survey and requested that Voting Reps send out a follow up to their residents to see if we could get a better response.

The one item meeting was adjourned after two hours.

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

Respectfully submitted,
Pete Yeatman
W3 Voting Representative