

WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
MAY 11, 2021. 10:00 AM

1. **Call to Order:** The meeting was called to order by Pete Yeatman.
2. **Proof of Notice:** Pete Yeatman posted agendas on the bulletin board and on the elevators on Saturday, May 8.
3. **Establish a Quorum:** A complete board including Pete Yeatman, Sue Walker, Dick Cote, Bob Carran, and Donna Kaiser, were in attendance for the meeting.

11. **Old business:**

The board president asked whether any board member objected to re-sequencing the order of business so that all members would be available to vote on disbanding the Landscape Committee as no volunteers were found to lead and carry on committee activities. There were no objections.

a. Landscape.

- The option presented by the board is to transition landscape efforts from the committee to Everyday, a 3rd party company currently handling other Waterside3 landscape maintenance. The possibility of resurrecting the committee could be considered in the fall.
- The most pressing task includes watering of front door plants over the summer for which no volunteers were found. Other buildings in Waterside hire out plant watering.
- Carmel provided an estimated month-to-month charge of \$100-\$120 / month to include:
 - Changing the plants in the pots to more hardy ones that would not require such intense watering and care. The landscape committee provided suggestions on alternative plants.
 - On-going watering of potted plants.
 - Replacement of any plants that do not survive.
- Sue Walker motioned we try using Everyday for 6 months. Bob seconded the motion. The board vote was unanimous.

4. **Read and Approve Minutes of Board Meetings:**

- Board meeting March 16. A motion was made by Dick Cote and seconded by Sue to waive the reading and accept the minutes. The board approval was unanimous.
- Special board meeting April 1st. A similar motion was made by Dick and Bob Carran seconded. Again, a unanimous approval was given.

5. **Treasurer's Report:** Dick stated he had not yet received the April report from Myers, Brettholtz and Company but as of end-of-March, we were \$8K under budget and in good shape. He added that Connie Sheppard agreed to join the Finance and Reserve Committees. A copy of the treasurer's report is attached.

6. **Property Manager's Report:**

- Carmel's first items were an update on the Lanai Cage work and the shutter issues found. She introduced Shane from Complete Aluminum to give a presentation.
 - Shane provided pictures on what is being seen with many cages already disassembled in stacks 1 and 2. He then explained the proposed solution to resolve the issue being seen.
 - Carmel indicated the approximate cost would be \$600 to the owner for each unit requiring the repair if the owner 'opted in' to this repair approach.
 - Questions were raised:
 - Who has liability for the problem? Shane explained they are not an electrical company and could not follow-up on any residual shutter problems.
 - Is this the first time we saw this problem? Response: Building 1 had problems but not on this scale.
 - Will there be before and after pictures taken of each unit impacted? Response: Yes.
 - Couldn't this problem have been identified before the work was begun? Response: No.
 - Do the wires need to be encapsulated in a conduit? Response: No.
 - With a motor, shouldn't there be a conduit to meet code requirements? Response: Building would be grandfathered.
 - Who made the decision to flip the screens and railings? Response: The board made the decision in 2019.
 - Question raised whether \$600 includes materials and labor? Response: Yes.
 - Will this work impact the schedule? Response: Yes, Carmel will provide a revised schedule. Ross expressed concerns about open lanais during the rainy season.
 - Dick asked about next steps. Carmel explained a notice will go out to the owners explaining the situation and there may be a \$600 added cost to some owners.
 - Is the \$600 the end? Response: It should be. Only if a problem surfaced after the work was done, would follow-up be needed. The owner would be responsible for the needed work.
 - Carmel will check other companies to be sure the \$600 quote is competitive.

- Carmel explained that during the June plumbing inspection the plumber will be taking note of the units that have a water filter fitted in the mechanical room along with the make and model of this filter system. They will then offer a pricing for the future to have these filters changed bi-annually or annually as part of the plumbing inspection on an ongoing basis. Most owners can take care of their own system but there are others that have expressed an interest in having this done for them. If there is enough interest we can arrange to have the filters changed later this summer before owners return to Waterside.

7. Committees Requesting to submit reports:

- a. Risk Assessment and Communications - Bob read the Risk Assessment report. A copy is attached.
- b. Reserve Committee - Dick read the Reserve Report. A copy is attached.

8. WMA Affairs - Reading of Report and Discussion: Ross read the report. There were no follow-up questions. A copy is attached.

9. EBIA Affairs - Reading of Report and Discussion: Pete read the report. There were no questions. A copy of the report is attached.

10. Covid-19 Issues:

- Dick suggested that the rules should be amended that no masks would be needed if the individual is vaccinated. Pete motioned: "I move that the day the CDC allows vaccinated persons to not wear masks indoors that Rule 9.(N) be removed from our current Rules and Regulations; and that on that date the Social Room is once again open for residents use. As long as all other CDC rules on social distancing are followed." Dick seconded the motion.
- Ross raised the point that Waterside 3 is following CDC guidelines yet the state and county have lifted the requirement to wear masks. In addition there are people in the building who are not wearing masks so the rule is not being enforced. Pete responded the rule could be enforced by contacting our lawyer who would notify the individual they are not in compliance with building rules. The impact to the individual would be to pay the cost charged by the lawyer..
- An individual vote on the motion was taken: Donna - in favor; Bob - in favor; Sue - in favor; Dick - in favor; and, Pete - in favor.

12. New Business:

- a. Electronic Vehicle Committee Report. Walt recapped the meetings and conclusion by the committee. The report is attached.

13. Sales and Leases:

- Lease: Carmel presented a new lease for unit 381 for February and March 2022 that required ratification. Dick Cote motioned to approve the lease, Bob gave a second, and the motion passed unanimously

- Sales: The pending sale for unit 363 has not yet been offered for consideration to the Association. If approved, it is expected to close May 30.

14. Comment and discussion by unit owners:

- Joe read the pool committee report. The report is attached.

15. **Adjournment:** Bob made a motion to adjourn and Pete seconded. Adjournment was approved.

Treasure's Report

The latest financial statements from M & B *as of March 31, 2021, shows that we are under budget by approx. 8 thousand. Nothing else to report.

PROPERTY MANAGER'S REPORT

Tuesday May 11th 2021

- Lanai Cage Project Update – Shane Complete Aluminum
- Shutter issues and resolution
- Fire Pumps – Still a work in progress – no update at this time
- Generator Diesel delivery is scheduled before the end of the month
- Black out testing is being scheduled for late May early June
- West Coast Fire Extinguishers are on site inspecting the units on every floor and common areas
- Backflow testing is in progress for all domestic and fire lines
- Landscaping – Waiting on a bid from Everyday Maintenance to see what can be done within our 2021 budget of \$20,000 and adjusting the plans accordingly
- Trimming will be done around the building within the next week
- Tree Trimming is scheduled for the first week of June before Hurricane season
- Plumbing inspection will take place in June and owners will be notified of any issues
- Insurance – the Risk Committee met May 5th and the building property insurance, general liability and umbrella policies have been renewed through May 2022, this resulted in a 14% increase but only about 3% over what was budgeted for this increase.

Lease Applications:

381 – February 1 ‘22 to March 31st ‘22

Sales Applications:

Pending 363

RISK ASSESSMENT AND COMMUNICATIONS COMMITTEE

(May 11, 2021)

The Risk Committee met last Wednesday with Carmel and our insurance agent and renewed our insurance for next year starting May 19.

Our new premium will be \$76,868 up 14% ,from \$ 67,368.

While this seems a lot it looks pretty good in the market today where some people in Florida are seeing larger increases

Bob Carran, Chairman

Reserve Committee

A meeting was held on May 4 at which time Carmel reviewed the various items covered in the reserves, that is what is included in each line item. The Reserve report prepared in 2016 was used as the source for the review. Carmel will be working on updated replacement costs for items that may have changed. Another meeting will be called after Carmel has completed her updates.

Dick Cote
Chair

May 8, 2021

WMA report to WS III BOD

President Mark Wiseman recently sent a letter to all owners regarding a meeting with London Bay. As he stated, staging is planned to start in June and construction to start in July. It's anticipated that cement work will last thru Jan or Feb or 2021. Project is expected to be completed in 18 months. Mark will send periodic updates.

The Tennis committee is working diligently and effectively on monitoring water and maintenance costs with the goal to reduce those while still maintaining the best courts on the Island!

The EV Charging committee is working with the WS III committee and Walt Estep will have a report on that.

Respectfully Submitted,

Ross Miller

WMA VP and WS III representative

EBIA Report

(May 11, 2021 BOD mtg)

On April 13th EBIA had a BOD Meeting with two Old Business items and one New Business item on the agenda. After all the routine stuff a comment was made thanking Jim Domres and the BOD for their returning to providing openness and transparency to EBIA actions. Here is a short summary of what transpired.

London Bay Agreement – Al Thiemke presented a summary of the London Bay Agreement that is currently in legal review. This will be a four year contract for the sales office and staging area. London Bay will pay a total of \$295,000 toward their contribution for infrastructure. \$125,000 at contract signing and \$85,000 on each of the next two anniversary dates of the contract. Their staging area will enter and exit through the current Lee County easement right of way. It will be gated and locked in the evenings and days there is no onsite work. Construction will commence in July or August and last for 18 months. At the termination of the contract London Bay will restore the property to its initial condition and remove their temporary sales office. Their current contract was extended until April 30 to provide for the new contract's legal review.

Amenities Development – There was a short review of the results of the Residents Survey showing the six key items Residents wanted and are in the plan (in priority order): Walking Path & Tennis, Golf Practice Area, Rest Rooms, Pickle Ball, Bocce, Golf Driving Range with Nets. The discussion started with the driving range nets since this was the most contentious discussion item in the community. It will now be 60' x 36' and 18' tall about the size of one pickle ball court but slightly taller. The presentation then went on to the other items and their locations on the plan.

The discussion then moved on to discussing and selecting a company to do the Engineering. Three companies were asked for proposals: Ensite, JGS Landscape Architects and Morris Depew. Ensite was a no show so they were eliminated, JGS quoted \$147,000 and Morris Depew (\$66K plus some time and materials stuff - their quote was a line item quote). Based on our history with MD and the fact that they were the cheapest the BOD voted to give the contract to MD to do the surveying and permitting.

This is an educated estimate of the cost:

Preparation, project development and management (to include water, waste and electric lines):
\$278,000.

Walking Path (8' asphalt): \$315,000.

Golf: \$282,000.
Racquets/Bocce: \$285,000
Total: \$1,160,000

The discussion then moved to financing all this, either do it all at once and take advantage of current cheap interest rates; or piece meal. Although, we don't have any final plans a discussion was in favor of doing everything at once for all the right reasons, cost, construction disturbance and convenience of having the amenities; rather than piece meal. Current available funds, along with the payments by London Bay would allow owners not to start contributing for repayment of a ten year loan for the next four years; and then at a door rate of \$18/qtr. Any other items beyond the six that were in this proposal would be up for consideration in the future.

Landscape Committee – Create one having Sue Patton as chair. This committee would report to the Amenities Committee and ultimately the BOD. Their charter will be to come up with proposals for landscaping that are in line with what owners would like and agree to pay for.

In general there were only minimal disruptions caused by MSTeams or Phone attendees and the meeting was only 90 minutes long. All the presentations should be available on the Vesta EBIA Website (www.vestaforyou.com). This includes the new layout of the walking path and amenities.

Respectfully submitted,
Pete Yeatman
W3 Voting Representative

EV Charging Committee Meetings

February 26th

Attendance:

Walter Estep, Ross Miller, Richard McKissock

Points for discussion include the infrastructure to handle Electric Vehicle charging, installation of outlets at Owner expense at their parking space, and or a community charging station. EV chargers are classified into three categories: Level 1, Level 2 and direct current (DC) fast charging. One distinction between these three levels is the input voltage. Level 1 uses 110/120 volts. Level 2 uses 208/240 volts and DC fast chargers use between 200 and 600 volts.

Numerous manufacturers produce chargers, with a variety of products and varying prices, applications and functionality.

March 26th

Attendance:

Walter Estep, Ross Miller, Frank Sorochen WS 1, Kurt Fischer WS 8, Gary Mathis WS 7

Presenter:

Jody McDevitt, Sales Representation for A&K Energy Conservation, and his company installs all types of charging systems and brands. Jody McDevitt and company is representing Jeff Rothe, Sales Director, from ChargePoint who was my initial contact.

Presentation:

Jody presented an informal introductory overview of the EV market. His discussion centered on our possible needs for EV charging present and future. He answered questions throughout and at the end of the meeting. He provided a digital presentation of which I summarized below.

- Level 1 charger, 120 VAC, 12-16 amps, 3-5 miles / hour charge
- Level 2 charger, 208/240 VAC, 30 amps, 10-25 miles / hour charge
- DC Fast charger, 208/240 or 480 VAC, 60-125 amps, 50-200 miles / hour charge
- DC Ultra-Fast charger, 480 VAC, 150+ amps, 250-500 miles / hour charge
- Station software, set pricing for session, duration and driver group
- Multiple stations with software can use Dynamic Power Share
- Usage reporting

Questions:

- Cost of commercial Level 2 Charger? \$3,000 single station to \$8,000 double station plus insulation
- Cost of software? Software from ChargePoint per year \$329
- Are there any incentives for installation? Currently no incentives for non-profits
- Who can we contact at FLP for more information and a site survey? Jody McDevitt, presently working on Fort Myers Beach, will supply the FPL contact. At this point awaiting his follow-up.
- Does Florida condo law state that resident can install personal EV charger? Yes under all laws and codes but at personal expense Reference:<https://www.floridacondoalawblog.com/2018/09/25/charging-the-way-new-law-opens-the-door-for-electric-charging-stations-in-condominiums/>

Additional information from my informal evaluation:

- WSIII is supplied by a 500 KVA transformer 208/120 VAC
- Unit electrical panel 208/120 VAC, 150 amps, worst case load calculations 144.4 amps
- House & Emergency panel 208/120 VAC, 600 amps, load calculations 400 amps

4/15/2021

We combined our EV Charging Committee with WMA

Attendance:

Walt Estep, Richard McKissock, Frank Sorochen WS 1, Kurt Fischer WS 8, Gary Mathis WS7, Gene Bliss WS 4

Informal energy audit

- WS 1 is supplied by a 300 KVA transformer 208/120 VAC (830 amps) across the street

- A 150 KVA transformer 208/120 VAC (415 amps) next to WS1 transformer across the street
- WS 2 is supplied by a 300 KVA transformer 208/120 VAC (830 amps)
- WS 3 is supplied by a 500 KVA transformer 208/120 VAC (1380 amps)
- WS 4 is supplied by a 500 KVA transformer 208/120 VAC (1380 amps)
- WS 5 is supplied by a 500 KVA transformer 208/120 VAC (1380 amps)
- WS 5 pool area is supplied by a 300 KVA transformer (830 amps) and 150 (415 amps) 208/120 VAC
- WS 6 Grandview
- WS 7 is supplied by a 1000 (2780 amps) and 500 (1380 amps) KVA transformers 208/120 VAC
- WS 8 is supplied by a 2-750 (2080 amps each) KVA transformers 208/120 VAC

Strategy #1: Owners to Install Outlets at their Parking Spots

- Pros: Local installation at existing garage spots.
- Owners have access since the outlets are assigned to specific parking spaces.
- Owners pay installation.
- Cons: With code and proper installation could be very expensive.
- Becomes something only certain Owners can use and not everyone.
- Owners may not want to pay for installations and will be unhappy.
- Infrastructure costs for the Association.

Strategy #2: Create Community Charging Stations

- Pros: Central location.
- Building-wide amenity.
- Easier to monitor.
- Cons: Give up parking space(s).
- Can lead to overcrowding of the amenity.
- Additional administration and installation costs.

Strategy #3: Do Nothing

- There are infrastructure and administration costs to getting “EV ready” as a building.
- Unless you have a large number of EV Owners, there won’t be any urgency to embrace an EV policy.

Conclusion

If you’re a forward-leaning Association, you’ll want to start considering how to handle Electric Vehicles. Even if you decide to do nothing, as always, you want to be proactive, not reactive. Creating an effective Condo Association Electric Vehicle policy will put your Association in the driver’s seat when it comes to new technology.

Reference: <http://bettercondolife.com/create-effective-condo-association-electric-vehicle-policy/>

Kurt Fischer follow up with FP&L their response was:

You would need to apply for the new service at www.fpl.com/construction. There are existing transformers on site that may be adequately sized or we may need to install something additional, but I will not know until I am sent the engineered plans for the chargers. You would need to get an electrical contractor involved to bring their wire to whatever point of service we determine is suitable.

Thank you,

Brandon Parrish Engineer II

Florida Power & Light

15834 Winkler Rd. | Fort Myers, FL 33908

Office: (239) 415-1319 Cell: (239) 231-8418

Brandon.Parrish@fpl.com

May 9, 2021

**Board of Directors
Pool Committee Report 5/11/21**

I was recently contacted by Dave Mann (WS IV Pool Committee) and asked to research the conversion and operating costs to convert the WS III/IV Pool from its current chemical purification system to a saltwater purification system.

The request came to Dave from a new WS IV resident who apparently moved from the Tampa area and who had a saltwater pool at his residence when he lived in Tampa.

I have attempted to contact Lee Ann Rausch, the Waterside Master Association property manager, as well as Jerry the Pool Technician and have not heard back from either of them. As soon as I receive additional, detailed information I will pass this along.

In the meantime, I would like to bring this initiative to the attention of the WS III BOD as well as the residents of WS III and request feedback as to whether the collective would support my continued research into the possibility of a conversion and the associated costs, to address feasibility.

I told Dave that I would coordinate all findings with him and keep him informed if and when I moved forward.

Respectfully Submitted:

Joseph D. Romanelli