

WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
July 8, 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 Monday, July 5.
3. **Establish a Quorum:** A complete board was in attendance. Pete Yeatman attended in person, while Sue Walker, Dick Cote, Bob Carran, and Donna Kaiser were remote and dialed in for the meeting.
4. **Read and Approve Minutes of Board Meetings:**
Pete asked if there were any requested changes to the draft minutes from the May 11th meeting. None were requested. Pete asked for a motion to approve and a second. The motion was made by Sue and seconded by Bob.
5. **President's Report:** Pete read the president report which touched on the short notice need for this meeting and a recognition of Carmel and her contributions to Waterside 3. A copy of the president's report is attached.
6. **Treasurer's Report:** Dick reported based on the latest financial statement from M & B, which is as of May 31st, we continue to be below budget by approximately \$11K. A copy of the treasurer's report is attached.
7. **Property Manager's Report:**
 - Lanai Cages
Carmel explained there was no work performed for the last several days due to tropical storm Elsa. Screening for 3 and 4 stack should be complete and the work fully transitioned to stacks 5 and 6 by end of next week. Weather permitting, they anticipate being complete with the lanai cages by the end of July.
 - Decks
Deck completion is following right behind the cage work. If the lanais are done by the end of July, decks should be done by the middle of August.
 - Elsa
While overall, there was not much water intrusion, we did have water in the fitness center. This has been an occasional problem over time. Bob Anderson was brought in to see if there is anything more that can be done to resolve the problem. He has a few ideas which he will try to implement.
 - Fire Pumps
Replacement pump is fully in.

- **Water Line Break**
United Plumbing continues to repair a slow leak on an underground valve on the pump near the 3/4 pool house. Water will be turned off today for a couple hours which should enable them to fully complete work on the leak.
- **Fire Inspection**
Waterside 3 fire inspection was last week. The main violation was a number of units had combustible materials in their mechanical rooms. Carmel has been notifying people the material needs to be removed. We need 100% compliance with this.
- **Pest Control**
Is planned for July 30th.
- **Window Cleaning**
The window cleaning normally scheduled for early June, was cancelled. It will be scheduled for the middle of August, to be done as soon as the lanai construction work is complete. From there the cleaning schedule will revert back to normal - November and then January.

8. Committees Requesting to submit reports:

There were none.

9. **EBIA Affairs - Reading of Report and Discussion:** Pete read the report and asked for any questions. There were none. The report is attached.

10. Old Business:

a. Landscape direction and proposal

- A series of events necessitated having today's meeting as we did not have a final quote for the landscape work and had not set not-too-exceed figures.
- Carmel reviewed the information presented to the board. The project is broken into 3 areas. Area 1 would be all the landscaping that touches the front of the building. Area 2 would be the entire front island, and area 3 would include the sides and back of the building.
- The proposal for this year would be to complete area 1, including removing plants, soil, roots and mulch, except for the royal palms; basically starting from scratch. The map of area 1 revisions provided to the board is exactly the same as the one Kristin presented at the owners meeting in May. A copy of the map is attached.
- The team tried to work within the landscaping budget for 2021: \$20K. The estimate for area 1 work is \$13,500 which includes the work Kristin described in her presentation: prepping the area, removing the old, and completing the new plantings..

- Carmel also reviewed the needs for the Waterside III signage. One rock where the condo address '4183' is displayed and a second rock with 'Waterside III' shown. A depiction of the signage is attached.
- The initial discussion proposed delivering only the rock with the address with the area 1 effort. The board expressed a preference to have both rocks provided. At this point, Carmel does not have a complete estimate for the entire signage work, but believed that all work for area 1 & signage could be completed for approximately \$22K.
- If approved, the work would begin next week or the following. The target for completion would be end of July, beginning of August.
- Bob made a motion to proceed with the work, as not to exceed \$22K. Sue seconded the motion. Pete asked whether anyone on the board or in the audience had questions or comments; there were none. Pete took the vote. It carried unanimously.

11. New Business:

a. Building Structure

- Carmel reviewed the items done to insure building integrity & security including:
 - A weekly walk-through by members of the property team;
 - The fire department does a thorough yearly review from roof to carports, and would report any safety and structural issues, in addition to any fire violations;
 - Many vendors come in to do maintenance or periodic checks also check general conditions, including: quarterly review of units when doing pest control; annual plumbing inspections include walking through each area, looking under sinks, looking in mechanical rooms; lightning rods are checked annually; Travis comes in annually to review the building; and Wayne Automatic does an annual sprinkler review.
 - Carmel mentioned we are getting a quote for a structural report from a structural engineer, TRC. This would entail an x-ray of the building's core columns to ensure there are no internal cracks and/or deterioration of rebar. They may also advise future actions to be taken to ensure the building stays sound.

b. Any Major New Budget Items for Consideration

- Pete read a note provided by Tina Estep soliciting the board for a committee to research possible improvements in the fitness room. The report is attached.

- Pete put forth a motion to establish the Fitness Room committee choosing no more than 4 others. Dick seconded. The vote was unanimous.

12. Sales and Leases:

Carmel referred to the 3H1 lease and 363 sale; details are part of the Property Manager's report. Both the lease and sale have been approved. Dick put forth a motion to ratify them. Bob seconded the motion and it carried unanimously.

13. Comment and discussion by unit owners:

Chris Miller read a note that proposed hiring Vesta to replace Carmel as the Waterside III property manager. Several advantages were claimed including Vesta would then manage Waterside 3, WMA and EBIA levels of oversight.

14. Adjournment: Sue made a motion to adjourn and Bob seconded. Adjournment was approved.

President's Report 8 July 2021

Most of you will probably get the information regarding this BOD meeting from our website. This meeting had to be arranged on very short notice in order to implement Landscape Phase 1, if approved by the Board this year. I felt that after losing a year due to Covid we should make every effort to get improvements to our building back on track as quickly as possible. The Phase 1 with signage proposal will be part of the Minutes package.

Aside from this meeting the most important topic on everyone's mind is the departure of Carmel as our property manager. She and W123 are going full speed on searching for a replacement. Carmel joined our team in November of 2013. In that time she has grown in her ability to be a most capable COO; as the Presidents of W123 became less essential and more dependent on her. I have been very fortunate to have had the ability to work with extremely talented and effective persons throughout my life. I can say without question that Carmel has been one of the most intelligent and effective managers with whom I've had the pleasure of working. Our W123 team has been like a band, with Carmel being our lead singer. She will be greatly missed and hard to replace, but the band must go on and we will work this through. We wish her all the best in her future endeavors and thank her for all she has done for us.

Stay safe and in touch, respectfully submitted,
Pete

Treasure's Report

The latest financial statements from M & B (as of May 31, 2021), shows that we are under budget by approx. 11 thousand. Nothing else to report.

PROPERTY MANAGER'S REPORT

- Lanai Cage Project Update – screening 3 and 4 and will be moving to the 5 and 6 stack by early next week.
- Decks: SCS have completed the fitness room deck and are moving on to 312 today to complete this
- Elsa – Bob Anderson is working on investigating the water intrusion into the fitness room
- Fire Pumps – Replacement pump is in and up and running
- Water Line Break – United Plumbing continue to work on the leak in the domestic water line out behind the 3/4 pool house – we may need to shut

the water off later today to make repairs – email will be sent out before noon

- Fire Inspection: Main violation is combustible items in the mechanical rooms – owners will be notified this week to remove these and leave the area clear
- Pest Control – Pest control will take place July 30th

Lease Applications:

6/15/2021	7/15/2021		3H1	Capt Charles Howell and Anne Goddard
-----------	-----------	--	-----	--------------------------------------

Sales Application:

363 – Bond to John and Renate Schroeder

EBIA Report

(Jun 21, 2021)

There was an EBIA BOD meeting this morning that I was unable to attend. Upon my return I asked Jack Hockley and Charlie Eck for an update on what transpired at the meeting. I will include this short report and anything else that happens between now and the next Waterside III BOD meeting. Here is a summary:

- There was an explanation regarding the capping of the SFWMD test wells on our property and the irrigation along Estero Blvd.
- Harbour Points offer to provide dredging material as land fill for our property was politely declined. We don't require it and the potential for containments and testing would make it unbeneficial in any case.
- The Amendment to the London Bay Agreement was unanimously approved. Contract was signed and work will start immediately.
- The Amenities Design/Construction Funding was approved by the BOD and the Members. Finance sources are being investigated and adjustments where necessary are starting on the design and construction.

Sorry I wasn't able to attend, the meeting notice time did not allow me to reschedule my other obligations.

Respectfully submitted,

Pete Yeatman

W3 Voting Representative

To: Waterside 3 BOD

Date: July 7, 2021

From: Tina Estep representing also Doug Brown, Lisa & Jeff Lievense, Ross Miller, and Connie Shepherd

My request here today is to solicit the board to establish a small committee to determine how to best improve, utilize, and fund the fitness room space. My suggestions for the committee are Doug Brown, Lisa & Jeff Lievense, Ross Miller, Connie Shepherd, and myself.

I suggest that Waterside 3 already distinguishes itself from the pack of condos here on Bay Beach and in FMB in general. One advantage that this building has not yet taken to that level is the fitness room.

There are several small fixes that would help tremendously that I have listed below.

Quick Fixes:

1. Replace table/chairs with 2 small standup half tables
2. Sell the pool table & accessories to reinvest for dumbbell >25 lbs. or other fitness related items
3. Remove every third light bulb to reduce electric & yet still provide adequate lighting
4. Ability to connect cell phone to TV to use personal exercise apps or exercise videos

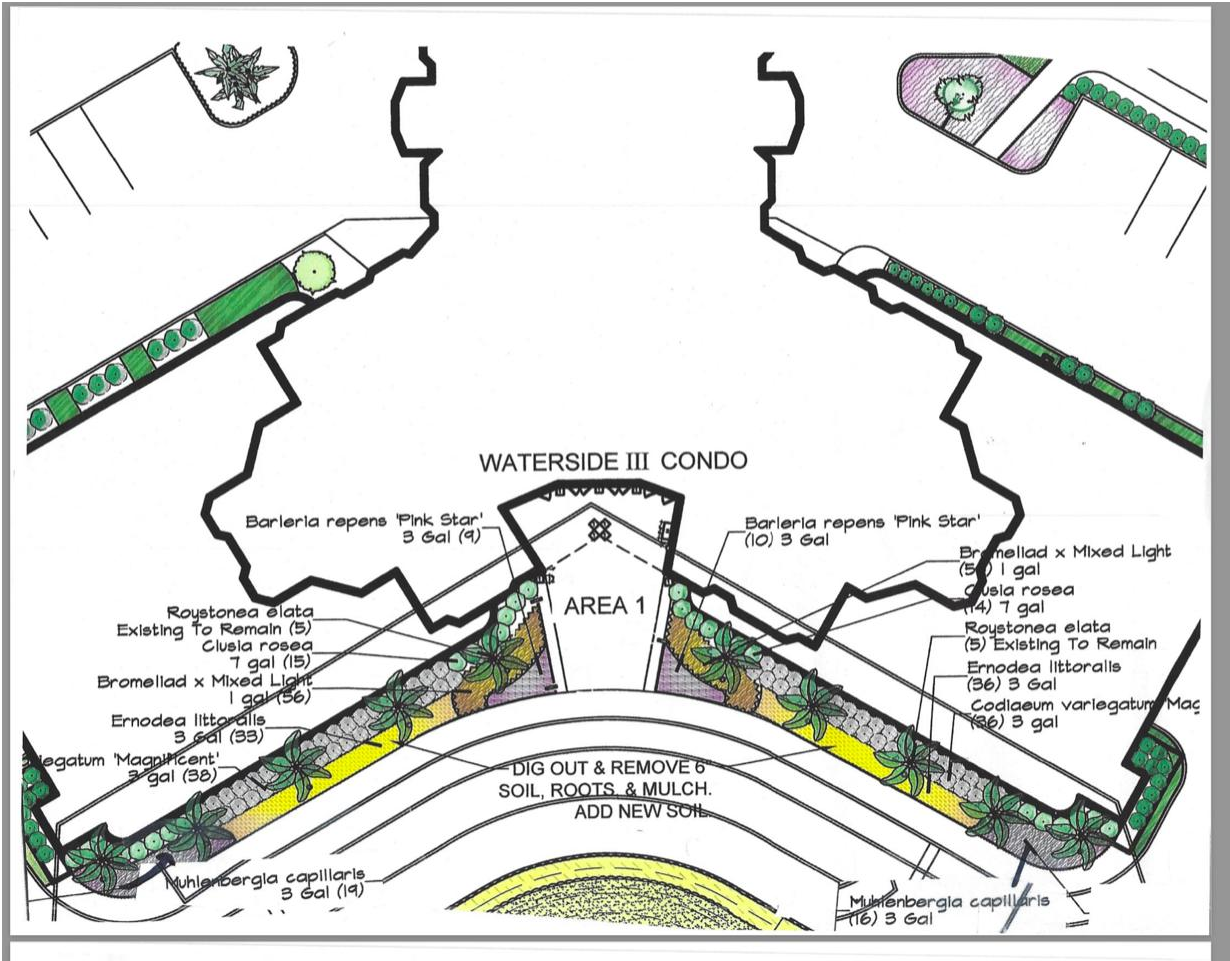
Many of you may know that fitness and wellness in general is my passion. Exercise is key to improving not only physical well-being but also mental well-being. A key reason people fail to utilize our fitness room is because of the out of date or inadequate equipment currently available. A few of our highly active residents have chosen to go off island to find acceptable facilities. Most would prefer to stay here especially during the winter season to avoid the longer commutes. Others just muddle through with what is in the room and really do not get the experience or output that they should.

My assumption is that the equipment was purchased when the condo was built. At the time it provided what the residents needed but the demographic has changed as well as technology. As an example, the elliptical machine and recumbent bike are both lower grade pieces. Likewise, dumbbells to 25 pounds do provide adequate strength training for some residents but it does not for others.








I could give you a whole list of items, ranging from small expenditures to larger expenditures of items I would like to see in our fitness space. But that is not the point of this request. The fitness room should be utilized more and it should provide for the fitness needs of our residence. That is precisely why I am asking for a committee to investigate and provide the board with that information.

If you have any questions, please feel free to call or text me at 419-270-6743 or via email at tmhstep@gmail.com.

Thank you for your time, Tina



PLANT SCHEDULE AREA 1 – BUILDING FOUNDATION FRONT

<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
	RE	10	Roystonea elata / Florida Royal Palm 10' in height, 1 3/4" Caliper, and have a 4 foot Canopy Spread	Existing To Remain	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
	CS	29	Clusia rosea / Clusia 24" min. full in pot	7 gal	
	CV7	74	Codiaeum variegatum 'Magnificent' / Magnificent Croton WELL ROOTED, FULL IN POT, LUSH FOLIAGE	3 gal	
<u>SHRUB AREAS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	BCC	19	Barleria repens 'Pink Star' / Coral Creeper Pink Flowers, full foliage	3 Gal	30" o.c.
	BX4	112	Bromeliad x Mixed Light / Bromeliad Hardy types Mixed Light MIXED BROMELIADS.	1 gal	18" o.c.
	EL	69	Ernodea littoralis / Golden Creeper Well Rooted, Full in pot.	3 Gal	30" o.c.
	MC2	35	Muhlenbergia capillaris / Pink Muhly Grass Well rootd, full in pot. 12" Min.	3 Gal	36" o.c.

