

WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 30, 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 Saturday, September 25 to the foyer bulletin board and on both elevators.
3. **Establish a Quorum:** A complete board was in attendance. Pete Yeatman, Sue Walker, and Dick Cote attended in person, while Bob Carran and Donna Kaiser were present via phone.
4. **Read and Approve Minutes of July 8, 2021 BOD Meeting:** Dick Cote motioned to waive the reading and accept the minutes and Bob Carran seconded the motion. It was unanimously approved.
5. **President's Report:** Pete read the President's Report. There were no questions following. A copy of the report is attached.
6. **Treasurer's Report:** Dick presented the Treasurer's report. While the latest statements from M&B show we are slightly under budget, we cannot be too excited as we are approaching the time when many residents return to WIII and some expenses have not yet been posted. A copy of the report is attached.
7. **Property Manager's Report:** Sylvie Gauthier, our new Property Manager, provided the report.
 - Lanai Cage Project
 - All lanai screening enclosures should now be complete
 - A punch list of follow-up items is still outstanding. There is no ETA for completion at this time. Workers have had delays due to COVID.
 - Two units, 312 and 324 have work outstanding; the biggest issue is material delays.
 - Sue identified a stucco issue on the 4 stack. Sylvie will check whether it is on the punch list.
 - Terrace Decks
 - Total cost expected is \$36,780.
 - Landscape Project
 - Phase 1 has been completed along the front and sides of the building.
 - There were comments about rabbits eating the plantings. Sylvie mentioned the area had been sprayed the day before, but the rabbits were back.
 - A second alternative is another spray used by the greenhouses.

- There are outstanding questions around the signs, a component of phase 1, but will be covered as part of 'Old Business'

8. Committees Submitting Reports:

- a. Crisci Finance - Dick explained the committee is in the process of preparing next year's budget. They will use numbers reported through August 31 and will project numbers for the last 4 months. Their finance committee meeting is set for October 19 with a plan to present the budget to the board on October 26. A copy of the report is attached.
- b. Risk Assessment - Bob related the anticipated increases in insurance premiums. Joe Romanelli mentioned we can expect these increases going forward. A copy of the report is attached.
- c. Reserve Committee - Dick explained the committee anticipates putting more into reserves next year. The effort is being done in conjunction with the total operating budget process. A copy of the report is attached.
- d. Building Committee - no report provided by Paul
- e. Pool Committee -
 - Joe elaborated on the research done around saltwater purification explaining they did not get firm estimates on the saltwater option as it did not seem worth the additional expense.
 - Grill covers - Joe explained the grills will be serviced 3 times each week to clean and put covers on, if needed. He will create a document stating that if the grill is used, leave the cover off. This signals to the maintenance team the grill requires cleaning. The documentation on these procedures will be posted on the website.
 - A copy of the report is attached.
- f. Website - Pete read the website report which explained that Shirley Kiner had resigned from her role with site support and requested the money used to pay Shirley be repurposed to provide WordPress education for the 4 committee members. Additional training is needed in software update and data backup. The board had no issues with the money being used for this education. A copy of the report is attached.
- g. Social Committee - Laraine Yeatman, committee chair, read the report. Events are posted on the foyer bulletin board and on the website. A report copy is attached.
- h. Building Access -
 - Jack Hockley related the committee progress to date on potential alternatives to key access for the building.
 - Pete expressed the point, the resulting approach should satisfy the highest safety concerns of all owners
 - The question raised to the board was whether there should be additional research done by the committee on alternative access options.
 - There was much discussion around this topic. Concerns were expressed around transference of keypad codes, costs of biometrics and

maintenance of both. Both alternatives are being considered for front door only; it would still require keys for the other doors.

- A question was brought up about the ease-of-use of the current entry box at the front door which involves dialing an owner number and opens the front door after a cellphone response. Feedback provided was the system works well.
 - The current keypad box allows for a single code entry but the feature is not currently activated. Sue suggested pursuing the option of enacting this option. Bob asked whether the box would provide a record of who enters - response: no.
 - Chris Miller stated many other buildings have keypad entry and we have not heard of any security issues.
 - Dick mentioned in our community, we are the only building using keys yet other buildings don't seem to have security problems
 - Laraine Yeatman explained we may not always be aware of the security issues in other buildings. A suggestion was made we could check with Vesta.
 - Jack specifically asked the board about the biometrics option. The board voted unanimously not to pursue this option.
 - Pete explained the committee needs a new chair as Jack is stepping down.
 - A copy of the report is attached.
- i. Fitness Room -
- Tina presented the information contained in the committee report which included:
 - owner survey results including preferences for change
 - details of Waterside 3 fitness equipment with original equipment costs and use life values
 - other Waterside building fitness rooms with equipment and room costs and use life values
 - proposed layout alternatives for Waterside III with costs
 - Among the highest preferences from the owner survey was the purchase of 2 new smart TVs. Sue made a recommendation to purchase the sets immediately. Pete explained no motion was needed. Sylvie can purchase the TVs on behalf of the board and the committee.
 - The board requested the survey results and reports be shared with all owners. The topic will be on the agenda for the next BOD meeting.
 - A copy of the report is attached.

9. **EBIA Affairs** - Sue read the report.

- London Bay committee was dissolved.

- There was a brief discussion regarding the layout of the amenities plan.
- Permits are being submitted with an expected 30-day turnaround.
- List of vendors has been defined; RFPs are being drafted
- Dick mentioned WIII is billed by EBIA in their quarterly assessment, which is not going up this period.
- A copy of the report is attached.

10. **Surfside Collapse Discussion** - Pete related the 3 buildings, Waterside 1, 2 and 3 have recently been reviewed. We cannot do an apples-to-apples analysis now of quotes as recent quotes have gone up substantially. The TRC analysis quote of \$6K was approved and signed. Sylvie said we have a couple deliverables to be provided to TRC; once received, they said the work could be started in a week or 2. Dick made a motion to spend the \$6K, Sue seconded, and the board approved it.

11. **Old Business:**

a. Landscape Direction

- Residents who have seen the landscaping adjacent to the front and side of the building are disappointed in the results
- Sue commented the plants are much smaller than expected
- One of the plant selection criteria provided to the landscape architect was for plants that were rabbit resistant. Rabbits have been decimating the new plants. Sylvie has spoken with the landscape architect, but there has been no follow-up action there.
- There was much discussion on options to resolve the rabbit issue, including:
 - Chris asked if something can be put on the ground to deter the rabbits
 - Sylvie spoke with the pest control company and they suggested pellets, but there is no guarantee with them
 - Laraine suggested checking what other buildings are planting in their landscape and whether they are having problems
- Decisions were made to:
 - Continue treating the plants
 - Investigating plant alternatives
 - Checking back with the landscape architect
- A question was raised, should we continue with the same company to provide the sign
 - Board will hold off on this decision, until the next meeting, to allow time for the company to respond to the current issues.

12. **New Business:**

a. **Facilities Issues**

- Sylvie related garage floor cleaning is scheduled for October 12. Cars will need to be removed.
- Email sent to owners on carpet cleaning.
- Window Cleaning is targeted for the EOM November or beginning of December.
- Pest Control will take place October 28.
- Fitness Equipment will be serviced early October.
- Front pavers: Sue asked question about weed control between pavers.
- Rusted Master Bath Vents: 58 vents will be provided by the company. The installation cost for the vents is \$4K - \$6K. Sue clarified the bezel covers around the vent is corroding and there are rust lines running down 2 stacks, 1 and 4, from some vents. There was discussion around who is responsible and how to recover costs to correct.
- Decisions made to:
 - verify new vents are in fact, aluminum (as previous ones were expected to be)
 - follow-up with company - if they can respond within 2 weeks, wait on their action; otherwise replace vents and follow-up with recourse
- Backdoors - cost to replace doors with frames was \$22K and \$4K to paint the doors. Decision made for now is to paint the doors.

13. Sales and Leases:

Unit 3H1 had a lease application from July 15 to August 15. The board approved it unanimously.

14. Comment and discussion by unit owners: Attendees were all talked out.

15. Adjournment: Dick motioned and Sue seconded. Approval was unanimous.

Next BOD meeting planned for October 26 - the budget meeting.

President's Report

30 Sep 2021

Our residents need to be thanked for their hard work and understanding in getting through the last eighteen months. It's been a difficult time that has strained our understanding and tolerance of the events thrown on us. During this period we have endured some major events, but without the ability to easily exchange thoughts and comments with one another. There appears to be a light at the end of the tunnel. Starting with this meeting we should see an expansion of our social gatherings, enabling long time residents and recent ones to get to know one another.

I'm proud to introduce our new Property Manager, Sylvie Gauthier. Sylvie comes with great credentials and has stepped right up and taken over. We need to thank Carmel for accommodating our needs and being more than considerate in working towards finding and establishing Sylvie in the position of our new Property Manager.

This BOD meeting is our first big step out of this Covid nightmare. Today we're going to look at where we are with projects and what we need to do to move forward. I'll start by thanking our Committee Chairs and members, as well as all those residents who have stepped up where they saw a need to help. We are now in the completion phase of three major projects: lanais cage replacement, recovering the terrace decks and replacing the dead and dying vegetation along the front of the building. If our luck holds out we may be able to go two more months without a hurricane hitting us.

Our Senior Maintenance Tech, Paul has stepped up and performed tasks we would normally outsource, filling in where we just couldn't find contractors. Some of you may have noticed him disassembling our Terrace Furniture and touching it up to prevent any possible damage to our newly surfaced Terrace.

The construction of Waterside VI (Grandview) is going full speed ahead. I've been here to watch four buildings go up in Waterside and this is the most considerate and professional operation I've seen.

They are making every effort to be as minimally disruptive as they can. Aside from cleaning Bay Beach Lane daily, they wash the mud off the vehicle tires before they are allowed to go on the road.

Before I finish writhing this, EBIA President Jim Domres may be providing an update on what is happening with our property and other matters. A shorter version will be in the EBIA Update, should Jim's version not be out before this meeting. The EBIA BOD and Charlie Eck have been putting in an unbelievable amount of time fighting to get all things associated with our property put in place and approved by the numerous entities and groups that have affected progress.

Please keep checking our website (Waterside3.com) for the latest information. Janet and her team are working diligently to catch up with all the things that have been changing.

Stay safe and in touch, respectfully submitted,
Pete

Treasure's Report

The most recent financial statement (through August 31) from M & B, our accountants, showed that we are slightly under budget. But, we have 4 months to go and some expenses will increase as more people return from the North. There will also be some timing differences between budget vs. actual expenses.

Property Manager's Report: Wednesday, September 29th at 10am

•Lanai Cage Project Update

All the lanai screen enclosures should now be completed except for the punch out list and unit 324 where the concrete slab was uneven. They are still awaiting materials to complete.

Cost of project: the approved proposal = \$155,754 + \$4464 for upgraded super screen which has a 10yr warranty. Not included in the initial proposal were permits \$1640 and engineering fee \$1500. There were 6 change orders which are as follows:

Change order #1: Pressure clean and apply 2 coats of paint on the slab edges under the frame for \$9314.

Change order #2: Concrete & stucco repairs for \$1041

Change order # 3, 4 & 5: Repair shutters that were improperly attached to the screen walls. This was the owners' responsibility for this portion. Per unit cost to reattached was \$400 and \$600 if wires also needed to be attached which totaled \$20,800. The association total cost was \$175,072.

Change order #6: Unit 324 to reinstall screen enclosure and replace with larger pickets for \$1350

•**Terrace Decks:** Have been completed except for the drip edge on the west side. This included 6 decks; the fitness, social and the 4 owner units on the 1st floor (312, 313, 314 & 315). I should be receiving the invoice this week. Cost was \$33,223 + drain and rail pocket repairs.

•**Landscape:** phase 1 which included the front & sides of the building planters has been completed with the new plantings suggested by the landscape architect and finished with brown mulch. The type of lighting fixtures and cost still needs to be determined. Part of the phase 1 also includes 2 large boulders with custom made signs. We have received a proposal for a total of \$6200. To move forward I will need board's approval. Metis expects delivery to be about 4 to 6 weeks.

Lease Applications:

7/15/21 to 8/15/21 3H1 Dennis, Lindsey, Courtney and Talish Taylor

Sales Applications:

none

Crisci Finance Committee

We are in the planning stage of preparing 2022 budget. We expect to have the final budget ready for approval at late October Board meeting.

Risk Assessment Committee Report
(Sep 30, 2021)

The only thing I have to report at the BOD Mtg on 9/30 is that after a 14% increase in insurance premiums this year we are probably looking at a 20% increase for next year

Bob Carran
RAC Chairman

Reserve Study Committee
September 30m 2021

The Committee is working with our Property Manager to review each item in the Reserve document, with the view of updating replacements cost and estimated useful lives. We plan to to have the study completed in time for inclusion in the 2022 budget.

Dick Cote
Chair

Regarding my report for the oversight of activities and projects associated with the WS III/IV Pool, I respectfully submit the following 3 items:

Item 1: Saltwater Purification System

Earlier in the year, I had been approached by several residents of WS III and WS IV to investigate the replacement of the current Chlorine purification system with a Saltwater purification system.

In coordination with the Pool representative for WS IV (Gene Bliss) an investigation proceeded. During the study, we became aware of a Florida state law prohibiting commercial pools from relying exclusively on Saltwater purification systems. Saltwater Chlorine generators may piggyback onto a primary Chlorine generator but may not substitute for the chlorine generation system.

Once this development was revealed, the focus of our investigation shifted to the cost of the addition of a Saltwater Chlorine generator to our existing system.

In mid-July, I had a conversation with Gene Bliss who had arranged for several pool companies to provide estimates and proposals for moving forward with the initiative. Without going into details, Gene indicated that moving forward would result in additional costs (equipment and maintenance) which would be undertaken by the collective residents of both buildings who would have to agree to proceed. At that point we decided to simply drop the initiative.

The bottom line is that the addition of saltwater to our pool is not worth the additional expense.

Item 2: Pool Deck Repairs

In late June or early July several large cracks were identified on the south corner pool stairs, just outside of the infinity waterfall feature. Lee Ann Roush was notified and the cracks were repaired.

Item 3: Grill Covers and Utensils

On Monday, 9/13/21 Lee Ann Roush (Waterside PM) contacted Pete requesting authorization to purchase covers and new utensils for the WS III/IV grills. Lee Ann noted that the grills serving the other WS buildings have covers and they appear to keep the grills in better condition, given their protection from the weather elements.

Pete forwarded the request and I coordinated and received approval for the authorization from Gene Bliss (WS IV Pool Committee). The estimated cost for the purchase is \$280.

Aside from the foregoing the operation and maintenance of the WS III/IV pool is proceeding appropriately

Waterside 3 Website Committee Report

The website committee has been working on keeping documents and pictures up to date and updating the software required to run the site. In the interests of updating the Wordpress software, the committee is exploring a class that would give instruction in Wordpress and its maintenance. Since the classes are virtual, we would like to have multiple committee members take the course in order to spread out the knowledge. Unlimited access to the classes for one

year runs \$49 per person.

We have also discovered that the site is not being backed up, which is something else we're learning more about. We need to decide whether we'll keep Shirley on hand to help with site maintenance. We have not used her to help since January. One possibility is redirecting the funds used to pay Shirley to pay for classes for committee members.

Our next task is to revise the buttons or menu items on the site to make it more intuitive and user friendly. Content suggestions are welcome. Please contact Janet Markelz at janetmarkelz@gmail.com

Hounshell Social Committee Report - September 30, 2021

We are pleased to let owners know the 2021-2022 Social Party Schedule is on the Committee's bulletin board and the website. Our first event will be the Oktoberfest outing to Old Europe Bistro in Naples. The food is always great and so is the beer! We are limited to 20-22 people due to restaurant size and owner's request. So if you are interested please sign up asap.

Friday night cocktails will begin on October 15th. For those who are new to our events, this is a perfect opportunity to meet your neighbors in a very welcoming and casual setting. Just BYOB and a snack to share. Some people just stop in for a while and others stay for the duration, starting at 5pm and usually ending by 7pm.

Our annual Halloween Party is on Oct 31st and costumes are encouraged, but not mandatory. This will be the usual, BYOB and a dish to share party, in the Social Room. Our first since Mardi Gras in 2020!

Please continue to check the Social bulletin board for any new updates.

Laraine Yeatman - Judy Stewart
Co chairs

Diane Brunelle
Patty VanGorder

BUILDING ACCESS COMMITTEE

9/15/21

Report to 9/30 Board Meeting

Committee Members: Jack Hockley, Charlie Eck, Tom Kaiser, Jeff Lievense, Chuck Pestow

The committee was formed shortly after the beginning of the 'Covid crisis,' with the aim of examining the current Waterside III building access system, to determine if there was a better system than the status quo.

Due to Jack Hockley's prolonged absence, due to Covid travel restrictions, not much happened until June of this year, when we arranged to have a physical security review of the building, which was conducted by a Crime Prevention Specialist, from the Lee County Sheriff's Office.

Following a detailed walk around our building accompanied by Carmel, we received a written report. Each of the Committee members has a copy of this report, which can be viewed on request.

The report covered more than just building access, with some general recommendations, which should be considered by the Board.

On the specific subject of building access, the report was very complimentary regarding the security of our existing key-based entry system and acknowledged the vulnerability of coded key pad entry.

However, the genesis of this committee, was brought about by a desire, by some owners, to have a building entry system, which required no opening device to be carried by the person entering. One example of which is a key pad code entry, such as the other Waterside buildings have on their main lobby doors. Many years ago, when key pads were the only alternative to key entry, Will elected to go with non-copyable keys as a more secure approach than key pads.

There are now other alternatives available to control building access, such as facial, or fingerprint recognition for instance, which would enable us to maintain our current level of security. There would be cost/administration considerations to these alternatives.

The Committee, requests that the Board indicate whether it wishes these other options to be explored/costed.

Jack Hockley

EBIA Report

(Sep 30, 2021)

There was an EBIA BOD meeting this morning (Jul 13, 2021). I had the misfortune of attending in person; this was only slightly more painful than for persons attending via Microsoft Teams or the phone. The actual agenda items only took about 15 minutes, maximum, yet the meeting lasted two hours. I'm assuming the intent of the meeting was to discuss the amenities layout plan created by Morris Depew. Very little time actually went to discussing the layout. Here is a summary:

- The London Bay Negotiating Committee was officially dissolved after getting a very quick thank you and job well done!
- There was a very quick discussion regarding the actual layout of the amenities plan. Then there were a few questions regarding maintenance and security of the area and the amenities. I think.....that what I heard as a response was that there will be very little additional maintenance above what we currently have, or had with the tennis courts. Security will continue to be similar to what we are doing now with Gary Workley. We will continue to review and explore things we may need to do in the future, for both maintenance and security. The current Morris Depew plan for the Amenities including the walking path will provide a 1.3 ' berm along Buccaneer Bay well above the 6" required by SFWMD accommodating a 25 year worst case rain event. Moving dirt from place to place will also keep the amenities from flooding.
- In the President's report it was noted that our artificial reefs at the fishing pier have come loose, and we're getting that resolved.
- The vast majority of the time during Voting Rep comments, Old Business and Owner Forum was consumed by individuals wanting to revisit the items on the amenities list. Well actually just anything that had the word golf associated to it. The concept that this was an amenities package with many options for a variety of interests was completely lost on some people. We spent at least an hour and a half of people trying to

get golf out of the program, or at least move it so far down the time line that they would eventually have another shot at killing it.

After allowing everyone to say what they wanted, some repeating what they were saying over and over, the meeting was adjourned.

Update
(Sep 15, 2021)

Here is the latest information I just received. Permits are going in. There was a slight delay because of the restroom being in a flood zone. That was worked through that to the satisfaction of the Town. A list of vendors has been determined and will be sent the RFPs. The RFPs are currently being drafted. The response on the permit is expected in 30 days, at that time EBIA should be able to choose the vendors. Don Meidinger and the President have completed the Budget which will go to the Board for discussion and approval at the 10/12 meeting. With this proposal dues would remain the same. A light pole was knocked down on BBL and is being repaired and a dead palm at the entrance to EBIA is being replaced.

Respectfully submitted,
Pete Yeatman
W3 Voting Representative



Fitness Committee

Chris Miller, Connie Shepherd, Doug Brown, Jeff Lievens & Tina Estep

Purpose: Evaluate how to improve the aesthetics, functionality and usage of the fitness center while meeting the needs of residents and improving the value of our investment for the future.

Date: September 23, 2021

Fitness Center Survey



Fitness Center Survey

Fitness Center Survey Points

- 70% of the unit responded, indicating high owner interest. We should keep the owners involved in the process.

- The fitness center is used by many owners on at least a weekly basis.
- Owners are in favor of increasing the budget to modernize the fitness center.
- Owners main fitness goals are cardio, strength, and stretch/mobility.
- 62% of owners are in favor of disposing of the pool table while 38% are not. Those that

use the pool table use it monthly.

- Owners would like to have the following equipment (in order of priority): elliptical, smart TV, exercise mat area, extra dumbbells, spin bike, universal cage, machine circuit, TRX training, and a rower.
- Owners voted overwhelmingly to upgrade the lighting and add fans.

Waterside III Fitness Center



Water Intrusion

33 Overhead Fluorescent Lights + 3 Outside Fluorescent Lights Powered by 1 Switch (20 amps or 2000 watt limit load)



Maintenance Budget= \$ 1,200 per year

**Included in budget is Equipment Inspection of \$800 per year
(Tropic Gym)**

Reserves= \$12,000 total

Useful Life= 12

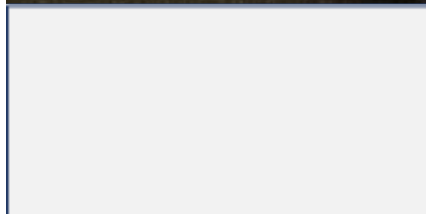
Remaining Useful Life= 4 (Year 2025)

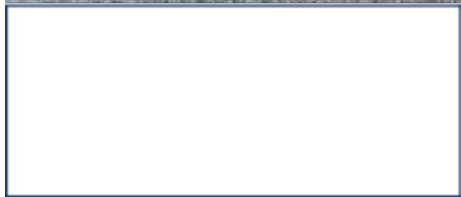
Cost/Owner/Year= \$38

**Room Size = 830 square feet (522 sq. ft. available
for fitness) **Based on Budget**

2014 Treadmill Last service 4/2020 lower control board replaced @ \$998

Waterside III Current Fitness Center Equipment

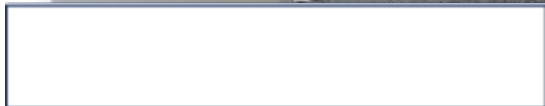




**SportsArt Recumbent Bike 2013 NuStep
2000 Precor EFX546 Elliptical**



2011 Treadmill



2000 Hoist H210 Universal Gym Single Stack

2 Treadmills

1 Elliptical

1 Recumbent Bike 1 NuStep

1 Universal Gym Bench/Dumbbells

Dlvr/Asm/Inst/Tax

Total

**\$ 8,600 \$ 4,600 \$ 2,200 \$ 4,000 \$ 6,000 \$ 2,000 \$
4,500**

\$31,900

Cybex Flat/Incline Bench

Estimated Cost to Replace:

Troy Dumbbell Sets 5- 25 lbs. with Cybex Rack

****Based on estimates from FitRev/Google search**

Maintenance Budget= \$ 1,000 per year Included in budget is Equipment Inspection of \$800 per year (Tropic Gym)

Reserves= \$19,000 total

\$14000 cardio/ \$5000 strength Useful Life= 8 cardio/12 strength Remaining Life= 4 cardio/6 strength Cost/Owner/Year= \$55

Room Size = 377 square feet

****Based on information from Carmel**

9 Lights Retrofitted 7 LEDs + 2 Fans

Waterside I Fitness Center







Contents:

2 Treadmills, Elliptical

**Recumbent Bike, Functional Trainer 2 benches
(Flat/Incline & Decline) Dumbbells to 30 lbs.**

Rubber Mat Area

New Blinds

Waterside 4 Water Edge Fitness Center

Maintenance Budget= \$ 1,250 per year

**Included in budget is Equipment Inspection of \$800 per year
(Tropic Gym)**

Reserves= \$21,000 total

Useful Life= 15

Remaining Useful Life= 5

Cost/Owner/Year= \$46

**Room Size = 575 square feet **Based on Information
from Lee Ann**



Contents:

2 Treadmills, Elliptical Recumbent Bike

Single Stack Hoist Universal Gym 1 bench & dumbbells to 30 lbs.

Waterside 5 Dolphin Pointe Fitness Center

Maintenance Budget= \$ 2,000 per year

**Include in budget is Equipment Inspection of \$1,000 per year
(Fit for Life)**

Reserves= \$64,520 total (includes rubber flooring)

Useful Life= 10

Remaining Useful Life= 3

Cost/Owner/Year= \$157

**Room Size = 600 square feet **Based on Information
from Lee Ann**







**Contents:
2 Treadmills, 2 Ellipticals Recumbent Bike,**

Functional Trainer 2 benches (flat, incline, decline) Rubber Coated Dumbbells to 50 lbs.

6 Circuit Machines:

**Abdominal, Lat Pulldown/Row, Chest Press
Bicep Curl, Leg Press & Leg Extension**

Waterside 7 Manatee Bay Fitness Center

Contents:

2 Treadmills

**2 Ellipticals Recumbent Bike Adjustable bench
Dumbbells to 45 lbs.**

**Maintenance Budget= \$ 1,500 per year Included in
budget is Equipment Inspection of \$1,000 per year (Fit For
Life)**

**Reserves= \$36,920 total (does not include rubber
flooring)**

**\$10000 cardio/\$26920 strength Useful Life= 15
cardio/18 strength Remaining Life= 6 cardio/2
strength Cost/Owner/Year= \$63**

**Room Size = 704 square feet **Based on Information
from Lee Ann**





**6 Dual Purpose Circuit Machines: Leg
Extension/Leg Curl
Leg Press/Toe Raise
Lat Pulldown/Row**

**Chest Press/Shoulder Press Triceps/Biceps
Outer/Inner Thigh**



Waterside 8 Sunset Gulf Fitness Center





Maintenance Budget= \$ 1,500 per year Included in budget is Equipment Inspection of \$1,000 per year (Fit For Life)

Reserves= \$34,500 total

\$17500 Cardio/\$17000 Strength

Useful Life= 5 Cardio/7 Strength

Remaining Life= 4 Cardio/6 Strength

Cost/Owner/Year= \$133

Room Size = 667 square feet **Based on Information from Lee Ann



Contents:

2 Treadmills, Elliptical

Spin Bike & Upright Bike

2 benches & dumbbells to 45 lbs. Rubber Mat Area

6 Dual Purpose Circuit Machines:

Leg Extension/Leg Curl, Leg Press/Toe Raise

Lat Pulldown/Row, Chest Press/Shoulder Press

Triceps/Biceps, Pec Deck (Legend)

Fitness Center

Lighting and Fans

- Bldg 1 and 2 converted fluorescent to LED lights + 2 DC fans on 1 circuit. Per Carmel, this was done at cost of about \$1500 per bldg.
- Waterside 3 is currently 33 inside lights (with 2 bulbs each) + 3 outside

lights (with 1 bulb each) on 1 circuit.
69 CFSW-841 single tube compact
fluorescent bulbs @ 7 watts each for a
total of 483 watts.

- Retrofit the 33 inside lights to 20 LEDs, 2 DC fans and 11 covers.
- 20 LEDs @ 15 watts each, 2 DC fans @ 30 watts each for a total of 381 watts (assumes keeping the 3 outside lights as fluorescent @ 21 watts).
- LEDs useful life is 3 hours per day for 22.8 years @ 1200 lumens. Compact fluorescent useful life is 3 hours per day for 9.1 years @ 400 lumens.

- LEDS cost \$47 for 6 or \$8 per fixture while fluorescent cost \$10 each or \$20 per fixture.
- Benefits: Lower electricity usage, brighter light, longer useful life and reduction in bulb cost.
- Conversion can be done on current 20 amps, 2000 watt limit circuit.
- Material cost for LED lights is \$140 for 24, \$100 for covers, and DC ceiling fans is \$250 each.
- Labor provided by Paul Johnson.

Fitness Center Flooring

Option 1: 1" thick 24"x24" Rubber Tiles with Quadbloks & Adhesive (Bldg. 5 & 7) at \$14,300 for EL503 Raider (color with specks) or **\$12,943** basic black . Includes tear out of existing carpet, moving equipment and glue down install of \$4,230. Does not include floor prep or baseboards.

Based on quote from Specialized Supplies & Services. Warranty of 15 years with useful life up to 20 depending on traffic. Clean vacuum or soap and water. **Cost per year=\$650 for black.**

Option 2: 8mm thick 4'x 50 'Basic Fit Rolled Rubber & Adhesive at \$8,300 for EL503 Raider or **\$7,105** basic black . Includes tear out of existing carpet, moving equipment and glue down install of \$3,555. Does not include floor prep or baseboards.

Based on quote from Specialized Supplies & Services. Warranty of 3 years with useful life up to 10 depending on traffic. Clean vacuum or soap and water. **Cost per year=\$710 for black.**

Option 3: Sound Barrier (Bldg. 8) at \$XXXX + Carpet at \$1800 (assumes \$2 per sq. ft.) + two 7mm 10'x6'

Exercise Mat at \$300 each for a grand total of \$ XXXX . Does not include floor prep or baseboards. FitRev working on cost of sound barrier.

Option 4: 3/8" thick 2'x2' Interlocking Rubber Tiles at \$2,500. Add cost for tear out and moving equipment of \$1,800 brings total to \$4,300. Does not include install and floor prep or baseboards.

Option 5: Hybrid Option of Carpet with Underlay under Cardio/Stretch Area plus rubber tiles on carpet of Strength Area. 240 square feet allocated for the strength area at \$670 for option 4 interlocking rubber tiles. Carpet with underlay at \$2700 (assumes \$3 per

sq. ft.) for a total of **\$3370** . Does not include floor prep, baseboards or install of rubber tiles.

*Committee Recommends a Hybrid Option at this time. **All calculations based on 900 sq. ft.*

Committee's Recommendations Part I

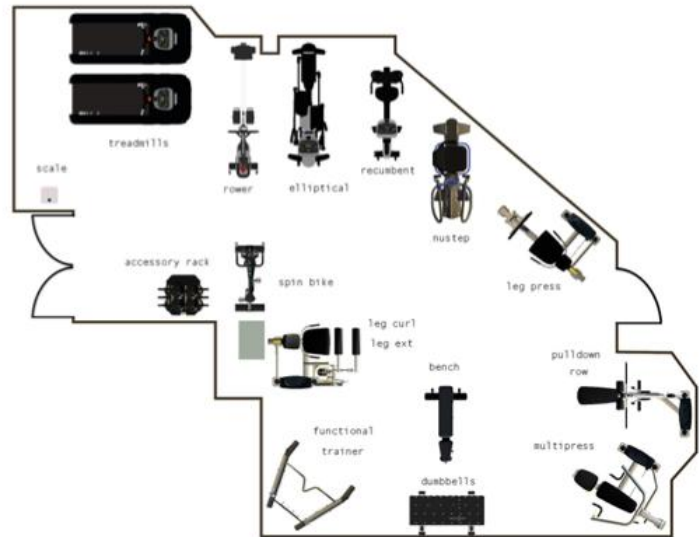
- Share the survey results and the benchmarking data with owners via email.
- Determine damage from the water intrusion and make necessary repairs to

solve the problem and fix the damage.

- Discard rolling table and chairs, plants and extra scale.
- Move bookshelf to lobby.
Permission to purchase seating, cubby, and bulletin board for that area.
- Use remaining 2021 maintenance budget to fund the purchase of two 32” smart TVs at \$200 each.
- Add the cost of new fitness center flooring to the 2022

flooring budget. Install upon resolution of water intrusion.

- Increase the 2022 fitness room maintenance budget by \$1000 to \$2200 total to fund material cost for lighting and fans (including associated ceiling repairs).
- Next major electrical reconstruction, pay to add an additional circuit to separate lights and fans.



Fitness Center Layout A

- Cardio: 2 Treadmills, Rower, Elliptical, Recumbent Bike, NuStep and Spin Bike

- Strength: Functional Trainer, 2 Weight Benches, Dumbbells to 50 lbs. and 4 pcs.

Upper/Lower Body Machine Circuit

- Stretch/Mobility: Accessory Station

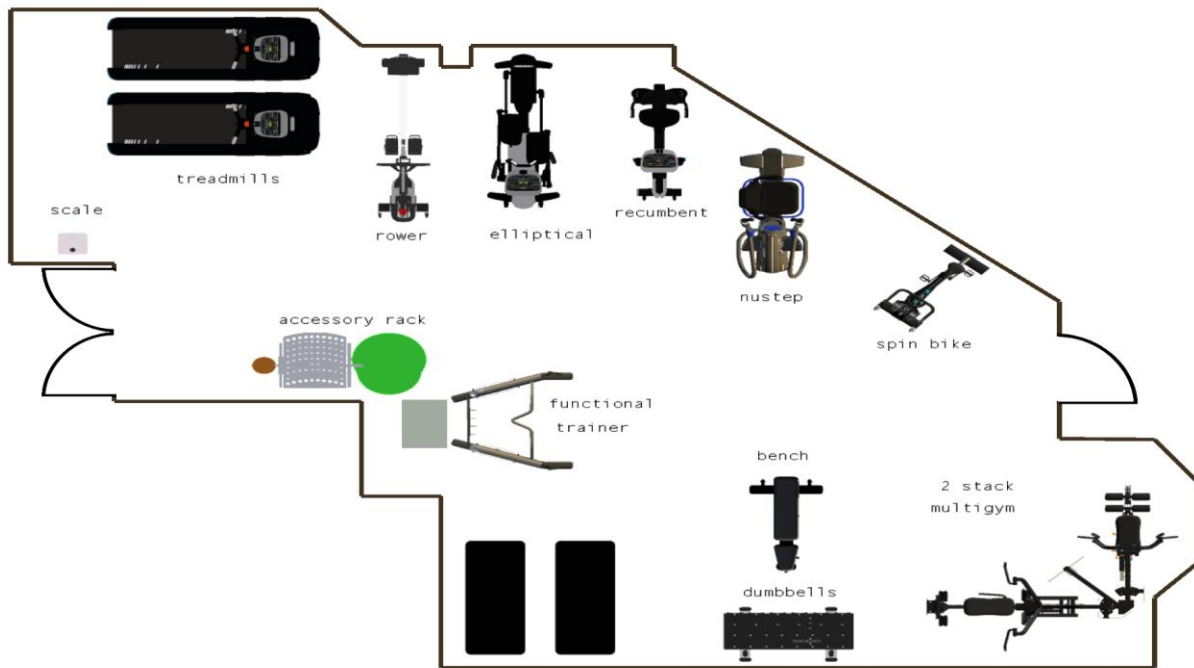
Cost of \$50,000

**Based on FitRev Quote .

Fitness Center Layout B

- Cardio: 2 Treadmills, Rower, Elliptical, Recumbent Bike, NuStep and Spin Bike
- Strength: Functional Trainer, 2 Weight Benches, Dumbbells to 50 lbs. and Double Stack Upper Body/Lower Body Multi-gym
- Stretch/Mobility: Designated Exercise Mat Area and Accessory Station

Cost of \$44,000 **Based on FitRev Quote



Committee's Recommendations Part II

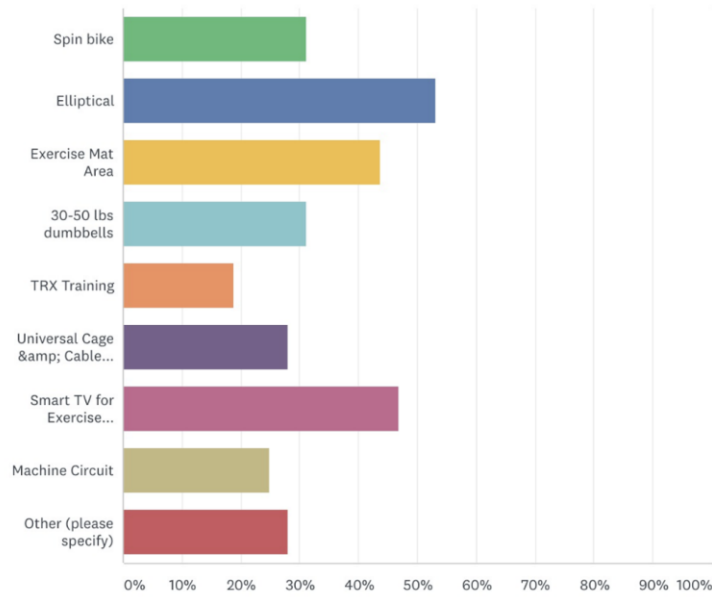
- Given the space, committee recommends Layout B. It provides all the cardio

equipment options. It also provides for both the stretch and mobility mat area from the survey and the strength component of a multiple person universal gym.

- Relocate or dispose of pool table.
- Paint walls and install new blinds.

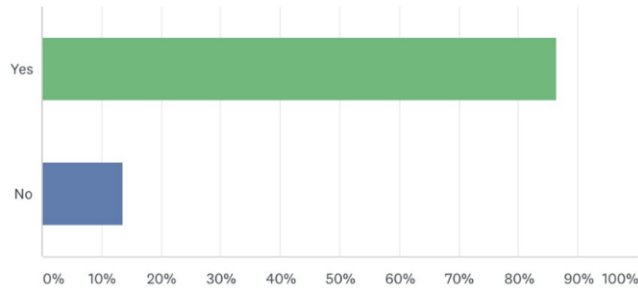
If we added/replaced equipment, what would you like to see changed?

Answered: 32 Skipped: 8

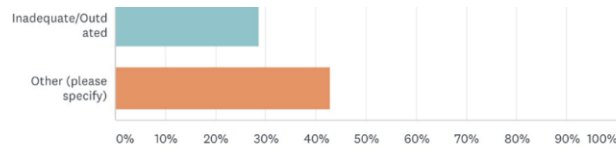


Would you like to see updated lighting in the fitness room to reduce electricity use and add ceiling fans to increase ventilation?

Answered: 37 Skipped: 3



32 Yes votes at 86.49% and 5 No votes at 13.51%.



6 others votes are 2 for walking outside, lazy, do not need gym, only in residence short visit, & just exactly where is it located. Moving those votes to not interested would leave that as the highest category of 9 votes at 64.29%. Inadequate is the second highest at 4 votes or 28.57%.