

WATERSIDE III AT BAY BEACH CONDOMINIUM  
ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
MARCH 16, 2021. 2:00 PM

1. **Call to Order:** The meeting was called to order by Pete Yeatman.
2. **Proof of Notice:** Donna Kaiser posted agendas on Saturday, March 14.
3. **Establish a Quorum:** A complete board, Pete Yeatman, Sue Walker, Jan Van Gorder, Dick Cote, and Donna Kaiser, were in attendance for the meeting.

The President asked the Board if it was acceptable to add presenting a President's Report. The addition of the Landscape Presentation caused the omission of this as an agenda item. He also asked if we could continue with the agenda until the Landscape presenter arrived. The Board agreed.

4. **Read and Approve Minutes of Board Meetings:** A motion was made by Jan Van Gorder and seconded by Dick Cote to waive the reading and accept the minutes of the February 16<sup>th</sup> Meeting and the March 3<sup>rd</sup> Emergency Meeting of the Board. It was unanimously approved.

**President's Report:** Pete read the President's Report. A copy of the report is attached.

5. **Presentation by Landscape Architect and discussion:** Nina Carran, landscape committee chair, introduced Kristin Jeannin from Metis Design of Naples.
  - a. Nina explained the design had been reviewed by the landscape committee who approved the design.
  - b. Kristin explained the landscaping plans are broken into phases; phase 1 is the front of the Waterside 3 building. Back and sides were considered for later phases.
  - c. Kristin exhibited and reviewed in detail, the design plans for the front of the building.
  - d. Questions to Kristin:
    - Could a community garden be included in the design? Response: This is not allowed.
    - Have the views for lower units been considered in design plans. Response: A follow-up will be done to check lower owner views.
    - Are any of the plantings poisonous to people/children: Response: not generally
    - Will the plantings be attractive to rabbits? Response: no

- Why are the Christmas palms being removed? Response: the trees are increasingly less attractive as they age. The team is discussing with WMA whether the trees can be moved to another location on the Waterside 3 site.

6. **Treasurer's Report:** Jan Van Gorder presented the Treasurer's report. A copy of the report is attached.
7. **Property Manager's Report and Fire Pump Failure:** Carmel explained events of the March 3rd emergency board meeting and plans for pump replacement.. A copy of the meeting minutes of the emergency meeting are attached. A copy of the complete PM's report is also attached.
8. **Committees Requesting to submit reports:**
  - a. Social committee. - Laraine Yeatman, committee chair, read the report. A copy is attached.
  - b. Landscape committee - Nina presented the committee information. A copy of the report is attached.
  - c. Website committee - Donna Kaiser read the report. Attached is a copy.
9. **EBIA Affairs - Reading of Report and Discussion:** Pete read the report and asked for questions. There were none. A copy of the report is attached.
10. **Covid-19 issues:**
  - a. Masks - Pete reiterated the association policy on mask wearing. A lengthy discussion ensued on how to address violators who consciously do not wish to wear masks. Since there are no enforcement capabilities in the building, Carmel asked that individuals capture details of events when individuals choose not to wear masks, report them to her, and she will speak to the individuals.
  - b. Guest Suites - Jan submitted a motion to reopen the Guest Suites, and Dick seconded the motion, The board voted 4:1 to reopen them; Sue Walker opposed.
  - c. Possible Social Event - Ideas were shared. The social committee was asked to review and advise no later than EOM April when many people leave for the season.
11. **Old Business:**
  - a. Status of existing Standing committees and members.

Pete reviewed the list of members from the various committees, other than the Crisci Finance and the Reserve Committee ; these had been confirmed at a prior meeting.

    - Risk Assessment  
Bob Carran Chair

- Dick Cote
- John Frey
- Ross Miller
- Landscaping
  - Nina Carran Chair
  - Cheryl Hayes
  - Katie Smith
  - Larry Wood
  - Looking for more members
- Building and Facilities
  - Paul Martin. Chair
  - Paul explained that most of the work he had done previously was now done by Carmel and he questioned whether a committee was still needed. The board decided that Paul's experience was essential and a benefit to the community and wanted him to continue as chair
- Website
  - Janet Markelz. Chair
  - Tina Estep
  - Donna Kaiser
  - George Zabrecky
- Pool
  - Joe Romanelli Chair
  - John Russo
- Hounshell Social
  - Laraine Yeatman Chair
  - Diane Brunelle
  - Judy Steward. (Is being asked to be a co-chair of this committee; the board approved)
  - Patti Van Gorder
  - Jan Wood
  - Looking for one or two new owners who might want to participate
- A question was raised whether a board member can or should participate on a committee, as has happened in the past and are currently on the lists presented. There was much discussion, especially around the financial committees. The Board explained the Treasurer is responsible for all finances and accounting for all finances and is therefore chair of all financial standing and tactical finance committees. Carmel explained there will be an audit in 2022 of the finances. Without any changes proposed, Jan Van Gorder motioned to accept the committee member list; Dick Cote gave the second and the motion passed unanimously.

b. Electronic Voting update. No change

- c. Lanai Cages / Terrace coating: Carmel explained an email will be sent out to all owners in the coming days to clarify plans and expectations around the work to be done.

Effort to start on April 5

Stacks 1 & 2 Targeted for April 12 through April 30

Stacks 3 & 4 Targeted for May 1 through May 28

Stacks 5 & 6 Targeted for May 31 through June 30

Carmel provided examples of the 3 options for screening. After review of the pros and cons of each screen type and discussion on unique considerations by some units, a motion to select Superscreen as the screening for all units, was advanced by Dick Cote, seconded by Jan Van Gorder and passed unanimously by the board.

Details on terrace coating will be included in the owner email. Carmel explained that building 1 has terraces coated in a similar way, except color, and suggested individuals take a look at those terraces.

**12. New Business:** None

**13. Sales and Leases:**

Carmel confirmed there are no new leases. The lease for 372 was cancelled. The following units will close in the coming days: 352, 365, 375, 3H1 and 3H3. Dick Cote motioned to approve all leases and sales, Jan Van Gorder gave a second, and the motion passed unanimously

**14. Comment and discussion by unit owners:**

- Nina Carran explained the mail area in the west-facing garage needs to be cleaned, yet with the current load of mail items, it cannot be done. Carmel mentioned work to move the items to enable cleaning was taking place this same day.
- Paul Martin raised concerns around the January amendment voted by owners to keep thermostats at 78. After lengthy debate, and with the understanding of the possibility of revisiting the amendment in the 2022 annual meeting, a motion was made by Sue Walker to allow owners with thermostats, or similar manufacturer-named features, that does not allow turnoff of the feature, to set their thermostats to 78 and that feature be set at the owners discretion. Dick Cote seconded the motion and the board unanimously approved it.
- WMA. Ross Miller provided an update that included election results, creation of a committee to look at electric vehicle charging, and efforts to create a newsletter to better communicate progress by the association, A copy of the report is attached.

- Pool committee. Joe Romanelli, committee chair, reported a couple recent pool incidents and asked whether more action was needed and if so, how to move forward. An observation was given there is a 'no dogs allowed' sign on the gate for building 3 but not for building 4.

15. **Adjournment:** Jan Van Gorder made a motion to adjourn and Dick Cote seconded.

## President's Report

16 March 2021

We have many new neighbors in our community who we may not have had the opportunity to meet or get to know. This is unfortunate, as Waterside III has always been known for being a very social and welcoming place. I know that without our normal social gatherings, it has been impossible for new neighbors to have small talk and ask personal questions. The Welcome Packet the Social Committee provides, although packed with lots of important and useful information, is very limited in answering all your individual questions. Please feel free to ask any BOD member all questions you may have regarding our documents, FL 718, and our/your relationship with WMA and EBIA. We will do our best to answer or direct you to where you can find those answers.

Covid restrictions have made BOD meetings very problematic for everyone. I encourage new and old neighbors to attend BOD meetings, as that is where the most factual information may be obtained and also, offers you an opportunity to ask questions and provide input. Waterside III now has many more year round residents. This means we hope to call on the new, year round, neighbors to participate in standing and tactical committees.

Some of you may only know me as the pest who keeps asking you to put on your mask. I do feel that our Rules and Regulations, and Documents, are for everyone and must be followed. Your BOD's primary mission is to keep everyone in our building and premises safe, as well as keeping the building and units secure. Our Security Committee's work has been delayed because the Chair, Jack Hockley, is locked down in England and the general disruptions due to Covid 19. We're working on moving this effort forward in spite of Covid and hope to have progress to report in the fall.

Here are a couple of housekeeping items for us to remember. When the BOD changed the restriction to allow only bicycles to be placed in front of garage space parked cars, it was just that, only bicycles, not beach chairs, boxes, construction equipment, etc. Also, no vehicles will extend more than 6 inches past the site line of the pillars. With the increase in having things shipped to us from all different sources, we are now getting a pile up of packages in the garage, even the mail room. This isn't an issue when we are in residence and they are cleared daily, but is an issue when owners have things shipped here and they are not here to retrieve the items. If you are not here then you must inform your homewatch to check the garage starting on the anticipated arrival date and bring them to your unit. Thanks for your cooperation.

Bob Carran informed me last Friday that the new Slow Speed Minimum Wake signs have been installed from our fishing pier down to Bay Front.

Stay safe and in touch, respectfully submitted,  
Pete

**Treasurer's Report**  
(March 16, 2021)

The February financials from M&B reflect that we are slightly under budget. A good start to the year. Thanks to all  
Jan Van Gorder

**PROPERTY MANAGER'S REPORT**  
Tuesday March 16th 2021

Fire Pumps – The motor on the 3/4 fire pump is burned out. There is no stock replacement for this and a new one has been ordered. Florida Fire is still waiting on the manufacturer to give them an ETA on the new pump. WMA have submitted this claim to the Insurance Company under the Mechanical Breakdown policy and an adjuster has been out and they don't see any reason why this will not be covered. The replacement cost of the pump is approximately \$18500 with a \$5000 deductible.  
Lightening Rods: three lightening rods have been replaced on the roof  
Window Washing is scheduled for the 25TH of March  
There are three companies currently working on bids to replace the two back door and frames off the lobby, this work will be completed this summer

Lease Applications:  
No new leases (372 cancelled)

Sales Applications:  
352  
365  
375  
3H1  
3H3

**Hounshell Social Committee Report - March 16, 2021**

Our Committee continues to monitor the CDC recommendations for gatherings during Covid 19. Although, some of us are lucky enough to have had our two shots more than 2 weeks ago, there are others who have only had one or none. Therefore, we continue to hold off on any social gatherings, but will review again in April. With Easter being so early in April, we don't feel our Easter Brunch will be possible. This has been difficult for all of us, but we are almost through the tunnel and looking forward to the light.

While our events have been on hold this past year, we do not currently need any additional Committee members. However, we did request to replace Chris Miller, who resigned last spring, with Patty VanGorder. I have also, requested that Judy Stewart co-chair with me.

In a normal season our committee is very busy and we try to spread the work around to our members working in teams. There are times when we are short available members, due to holidays or other commitments. Although committees are usually limited to five people, it would be very helpful due to the nature of the work of the Social Committee, to have one or two more members once next season gets going. We feel this would also offer some of the newer residents an opportunity to contribute and bring their fresh new ideas.

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

Laraine Yeatman - Social Chairperson

Diane Brunelle  
Judy Stewart  
Jan Wood

### **Landscape Committee**

This report will be brief as there will be a presentation at the meeting on the 16th and discussion to follow that on our highest priority, refurbishing the plantings. As I am sure you are aware the committee has been working over the course of the last year and a half to get a long range plan in place for refurbishing our 21 year old plantings. We have been fortunate to work with met us landscaping and a professional landscape designer. The committee is in full agreement with and hoping for the support of the board for their proposal. I will be present and look forward to the discussion. Thank you for your support and attention.

Nina Carran, Committee chair

### **WEBSITE COMMITTEE REPORT 03-16-21**

The website committee met recently to consider options on how to move forward with the site.

The committee is composed of:

Janet Markelz                      Chairperson



George Zabrecky  
Donna Kaiser  
but is still looking for additional members.

Among the ideas discussed:

An owner spotlight: articles about each owner that could provide insights into interests, history, family or any topic of importance to the person. To that end, if there are any 'writers' who might be interested in talking with owners and writing up articles, please let us know. It's an excellent way to meet new and existing owners.

Collecting content ideas: what would building members like to see and be willing to provide input for

Plans for training on site navigation

Respectfully,  
Donna Kaiser

### **EBIA Report (Mar 03, 2021 EBIA mtg)**

On March 3rd EBIA had a BOD Meeting with two items on the agenda: London Bay negotiations update and a report from the newly established Amenities Committee. Here are some highlights of the meeting. This meeting was a mix of in-person and MicrosoftTeams meeting of BOD members and Member Association Representatives. There was confusion caused by Member Reps and residents with respect to logging in and calling in. Even after ten minutes of trying to get things straightened out there was still confusion regarding muting, etc.

Al Theimke provided a brief updated and then made a motion for the BOD to write a letter to London Bay (LB). In the bullets below it will include the essence of the letter. Through out the confusion there were at least two seconds to his motion one by Jack Hockley and one by Ed Keegan.

Al's report stated that London Bay had rejected EBIA's latest proposal and they were requesting to no longer deal with the Committee and a desire to negotiate with the BOD directly. Al then introduced his motion to have the BOD send a letter to London Bay that the BOD will not entertain any direct negotiations with the BOD, which is what the Committee was created to do. It was seconded by Ed Keegan.

As part of the motion discussion by the BOD Dave Maiser started a PPT presentation about London Bay. This then stopped the MicrosoftTeams connection and an additional half hour was spent attempting to get it working. Since there was no success a phone connection to the Teams participants was established and people talked to the phone. Dave then talked through his PPT presentation extolling their efforts and work that London Bay has done since the onset of its first contract. He also stated that LB would

consider establishing an office in Santini Plaza, and using either Waterside or Lover's Key as a parking area.

After some heated exchanges regarding the veracity of the information presented, the floor was opened to Member Reps to comment or ask questions.

Even with persons just on the phone having too much background noise and persons talking made it anywhere from difficult to impossible to understand persons on the phone. Additionally, there were inquiries regarding LB's relationship with FMB and other questions that have been discussed at many meetings prior to this one. There was no effort made to redirect those types of questions. One caller stated that if they were able to read the minutes of previous meetings then maybe these questions wouldn't come up.

Jack Hockley seconded the motion again, hoping to move things forward. Finally the motion was called and passed 4-3. Dave had mentioned earlier that he was going to introduce his motion to disband the contract negotiating committee and have himself as the negotiator with LB. After the 4-3 vote on Al's motion Dave decided not to introduce his motion.

Jim Domres then presented his Amenities Committee Report. His committee now consists of Sue Patton, Eddie Lombard, Tom Dickman and Dave Maiser.

Phase one of the Amenities project will include: Tennis, Pickleball, Bocci ball, walking path and Golf. They are working on getting base costs and potential time line for these projects.

Once Phase one is moving along they will start exploring Restrooms, additional parking and ????

Jim suggested that EBIA strongly considers having its own website like many Bay Beach associations have; and if not that then we should have a monthly News Letter. Asked for interested parties taking on this challenge to step forward.

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

**WMA Annual Meeting report to WS 3 BOD**  
**3/16/21**  
**Annual Meeting**

The meeting was held at St Raphael's Church Hall and was called to order at 10 am by President Larry Woods (bldg. 5).

Treasurer's report. All is well, money in the bank. 6 owners are currently delinquent—none in bldg. 3. These will be sent to the attorney on Monday to start the lien process.

Bldg 1 & 2 Pool improvements. Improvements will be done over the summer and the pool will be closed for about 3 months. Manatee Bay has offered to accommodate the residents during that time and they also plan to talk to the Palms.

Announcements: EBIA BOD meeting Thur, 10 AM at Royal Pelican. Speed limit signs have been installed in the back bay restricting speeds to slow all year.

Documents. Mark Wiseman's committee is working on aligning WMA and Boat Dock Association documents to better serve both constituencies.

Directors for WMA are same as 2020.

Votes: \*Rollover of funds—voted to approve.

Waive audit this year—voted to approve (audit due in 2022).

Meeting was adjourned.

Organizational Meeting

New officers—Mark Wiseman-President. All other officers are the same as 2020.

Tennis Courts. A motion was made to establish a committee to do an in-depth review of the courts re maintenance, costs, etc. with Jeff Lievense as chair. Motion Passed.

Electric Vehicle charging. A motion was made to establish a committee to investigate. (I suggested that Walt Estep be on that committee.) Motion passed.

President Mark comment: Stated that he intends to “pump up” effort on the quarterly newsletter for better communication. The newsletter should be sent out with quarterly billings.

Respectfully submitted,  
Ross Miller, bldg. 3 WMA rep