

WATERSIDE III AT BAY BEACH CONDOMINIUM  
ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
OCTOBER 26, 2021. 10:00 AM

1. **Call to Order:** The meeting was called to order by Pete Yeatman.

Pete asked to reverse 2 items on the Agenda. The board approved that new business be presented before old business.

2. **Proof of Notice:** Pete Yeatman posted agendas on Saturday, October 23 to the foyer bulletin board and on both elevators.

3. **Establish a Quorum:** A complete board was in attendance. Pete Yeatman, Sue Walker, Bob Carran and Dick Cote attended in person, while Donna Kaiser was present via phone.

4. **Read and Approve Minutes of September 30, 2021 BOD Meeting:** Sue Walker motioned to waive the reading and accept the minutes and Dick Cote seconded the motion. It was unanimously approved.

5. **President's Report:** Pete read the President's Report. He asked about questions but there were none. A copy of the report is attached.

6. **Property Manager's Report:** Sylvie Gauthier provided the report.

- Lanai Cage Project
  - complete except for unit 324
- Vents
  - although originally requested, it was confirmed the initial vents provided by the manufacturer were not aluminum. The company agreed to provide 58 new vents, confirmed to be aluminum, and will powder coat the vents to the color of the building. Sylvie is seeking estimates to install the new vents.
- Fitness Room TVs
  - Sylvie will purchase as soon as she has the association credit card
- Fitness Room Leak
  - Paul will put silicone on the corners of the sliding doors
  - SDS recommended drilling holes in the corners of the sliding door
  - It is unclear whether this will resolve the problem entirely
- Lobby Leak
  - A leak as found and repaired
- Wind Mitigation Report update

- Was posted on the [waterside3.com](http://waterside3.com) website

## **7. Committees Submitting Reports:**

### **a. Hounshell Social Committee**

- Laraine Yeatman made a brief comment the committee is short-staffed.
- Sue read the committee report.
- Laraine explained the signup notice for Thanksgiving will be placed on the social board so those intending to participate can sign-up and the right sized turkey can be bought.
- A report copy is attached.

## **8. EBIA Affairs**

- Pete read the report.
- The EBIA 2022 budget was unanimously passed. The total budget amount did not change from the 2021 budget.
- The EBIA board voted to extend the scope of their Landscape committee to include all EBIA property, not just the vacant property.
- Permits for the common area work are stalled with the town, reason unknown.
- Sue asked how soon the broken main irrigation pump fix would be completed. While the specific timing was not certain, Pete mentioned it should be done soon.
- A copy of the report is attached.

## **9. New Business:**

### **a. Proposed Crisci Finance Committee 2022 Budget**

- Dick thanked members of the Crisci and Reserve committees, and Sylvie for their time and efforts which contributed to the proposal.
- Dick presented the highlights of the proposed budget:
  - He outlined the factors effecting the proposed 2022 budget. Starting with the top-line Revenue, he explained the proposed budget would result in a 2.8% increase in condo assessments over the previous year. He also indicated the amount of the increase for each condo unit based on the square footage calculation.
  - Dick provided an analysis of the Operating Expenses in the budget, commenting on significant year-o-year variances.
- Dick responded to a question raised by Chuck Pestow: What was the purpose of Cyber insurance. Cyber breaches elsewhere have caused liability issues for other entities and could pose a risk for our association. A comment was made that maintaining internet security

such as McAfee might be a better prevention tool. Next step: The insurance option will be reviewed with the providers to see exactly what is covered.

- Reserves
  - Adjustments were made to several project replacement costs and to useful lives of items
  - Largest increases to replacement cost estimates were related to the repaving of the parking lot and replacement of the screen enclosures (next time).
  - As a result of the increases, the annual funding for reserve items increased by \$3K over 2021.
  - Jeff Lievense asked how quarterly assessments in Waterside III compare with buildings 1 & 2. Comparisons were made to Waterside I's unapproved assessment amounts. All 3 stacks were within \$50 of one another.
  - Pete asked for a motion to present the proposed budget to the owners, which Bob made and Sue seconded. The motion passed unanimously.

a. Crisci Finance Committee Reserve Review

- In addition to the comments above, Dick mentioned an adjustment was made to the fitness center item from \$12K to \$18K based on replacement cost of current equipment.

b. Garage Door Replacement

- Current doors need stripping and painting but are functional. An area of focus is the noise level of the current doors.
- Sylvie is exploring replacement alternatives.
- Pete clarified that changes in the code prevent us from having aluminum doors. While the cost to replace the doors has been provided, it is not clear how much a replacement would cut down on noise when opening and closing.
- Sylvie explained that an examination of the doors revealed that some of the noise level is due to the door channels being rusted and the doors rubbing on the rusted channels. She is pursuing additional proposals. Approximate cost to replace both doors is \$30K. Sylvie recommended the doors be replaced within the next couple years.
- There were many owner comments:
  - Ross Miller said the west door has been broken twice in the last couple weeks.
  - Dick said the doors are in the reserve budget for 2022.
  - Dick Smith asked whether each door could be divided into 2 smaller doors. That was not being considered at this time.

- Paul Martin and Ross Miller asked questions about whether changing the door substance has been considered and would it meet code. Response: not at this time.
- Next steps: Pete wanted to wait on a 2nd replacement quote before giving a motion to proceed with the estimate already provided.

## 10. Old Business:

### a. Replacement of Hockley as Committee Chair

- Jack Hockley was chair on the Building Access committee and has resigned his seat. The board asked Paul Martin to fill Jack's seat and Paul has accepted. Pete asked for a motion to ratify the board's decision to install Paul. Dick moved to ratify the decision and Bob seconded.
- Dick mentioned that building keys are typically changed every 5 years and asked when is the next change is supposed to happen. Response: the change should happen this year or next, but we were waiting on input from the committee. The current target would be around February, 2022: changing the keys is not a huge effort.
- Sue asked if Lee County representatives, who reviewed the building, still recommended changing keys every 5 years, but the question was not specifically asked of them.

### b. Discussion on the Grounds / Landscape

- Pete explained the Landscape committee was dissolved due to lack of participation. He asked the meeting participants for any volunteer who might be willing to participate in the effort. Sue Walker agreed to participate.
- A service was hired to water the potted plants by the front door; they water weekly.
- Tina Estep asked about the potted herbs that were moved when the terrace work was begun. She waters the herbs and asked when pots would be moved back to the terrace. Paul may move them; he was cleaning the area to where they were moved.
- How to proceed with the Metis Design:
  - Sue asked whether the company had been paid other than \$1K previously mentioned as outstanding to them. Response: yes.
  - Sue commented that when plant discussion and issues with rabbits had been discussed prior to design, there was no mention of fencing or pellets as a deterrent. The committee would not have approved a design that included those options.
  - Sue expressed concerns about moving forward with the company.

- Dick agreed with her concerns, but alternatives could delay the entire effort.
  - Bob asked about whether we would move forward using the plan outlined for the fountain. Response: there was no decision how to move forward on the rest of the project.
  - There were many questions and much discussion on options to resolve the landscaping closest to the building and the rabbit issue, including:
    - ✦ Sylvie received a counter proposal from Metis; they would replace 20-40 plants for free. Some of the new planting would be different, some the same.
    - ✦ Bob sited the several steps mentioned by Metis, that needed to be done prior to planting, including soil prep. Were those actions done by Everyday? Response: Yes.
    - ✦ Chris Miller asked if something can be put on the ground to deter the rabbits from attacking the plants.
    - ✦ Sylvie spoke with the pest control company and they suggested pellets, but there is no guarantee pellets would deter the critters
    - ✦ Laraine suggested checking what other buildings are planting in their landscape and whether they are having problems.
    - ✦ Katie Smith suggested bird netting could be placed over the plants in problem areas.
  - Next steps:
    - ✦ Allow Metis to do their plant replacement effort
    - ✦ Pay Metis the \$1K owed
    - ✦ Will not fence, but will spray the plants
    - ✦ Will apply pellets
    - ✦ Will put bird netting over the very small plants
  - Should we proceed with the Rock Design proposed by Metis?
    - ✦ Sue raised a question about the \$1K administrative fee to manage the stone work. Dick explained all the fee covered. He suggested circling back with Kristin at Metis to clarify what they say it will entail.
    - ✦ Board members agreed the rock work should be done and then review whether to proceed with this company for later steps.
  - Kate Smith asked if the butterfly work could continue and could some funding be applied for it. The cost for the nectar plantings is less than \$100, but it appears to be working. The board approved granting the money for the effort.
- c. Fitness Room Report
- The fitness room report and survey have been electronically communicated to all owners.
  - Pete related his thoughts. What is needed to change an amenity? We should separate building issues (ex: painting, lighting, flooring)

from fitness room issues (equipment). Should changes be made as a single effort or done over time? What do to with the bookcase? The common room could be used for playing games and doing puzzles. What are the recommendations of the fitness committee?

- Sue brought up water intrusion issue and lighting, and thought they should be looked at. She prefers a more gradual approach rather than a 1-time assessment.
- Dick commented to remove the bookcase and the table and chairs. Rather than replacing lights, every other could be removed. We have reserves to cover existing equipment.
- Donna mentioned perceived value to replace lights for looks and for the economics overtime, and replacing equipment over time.
- Bob reiterated several points made in earlier comments
- Tina Estep explained replacing the lights would be a win-win. The fitness room has not been updated since the building was initially done while many owners have applied updates to their personal units. Noise issues have arisen around the elliptical machine.
- A question was raised how the process could move forward if there are recommendations generally accepted to complete the project. Response: the board could make the decision how to move forward.
- Much discussion was had around whether to keep the pool table in the room.
- A question was raised on what is meant by a more gradual approach to the renovation. Responses: It could mean replacing 1 or 2 pieces of equipment each year. Doing things immediately that are less costly. A hybrid approach: some could come from the budget and some as a special assessment.
- Tina asked about how could the lighting work be completed. The project would require a permit with town approval. Can we obtain a quote to secure a licensed electrician to address lighting and fans?
- Next steps:
  - Paul will remove one light bulb from each fixture in the fitness room ceiling.
  - Sylvie will explore electrician quotes.
  - The Fitness Room committee will provide alternatives how the project could be advanced.
  - The board will revisit the issue at the next meeting.

## 11. Sales and Leases:

Unit 366 was sold. Dick made a motion to approve the sale. Bob seconded the motion. The board ratified it unanimously.

**12. Comment and discussion by unit owners:** None.

**13. Adjournment:** Sue motioned to adjourn the meeting and Dick seconded.  
Approval was unanimous.

Next BOD meeting is planned for November 18.

## **President's Report 26 October 2021**

Our flock is returning from up north. It's wonderful to have our family get back together again after the Covid fiasco. I don't have much to say or to comment on, except that Sylvie is really catching on quickly and jumping right in.

We have several issues that require decisions, or at least discussion, at this meeting along with setting the 2022 budget and Reserve Study.

I want to thank everyone who is here to participate, without your input and comments it would make the Boards job much difficult.

As you all know Jack and Jenny Hockley have sold their unit and are planning to spend most of their time with the grandchildren in England. They both have been great members of our Waterside family and working for over seventeen years on committees and Boards, not only in our Association but also WMA and EBIA. A dedication to service we may never see again.

Please keep checking our website ([Waterside3.com](http://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

### **Property Manager's Report: Tuesday, October 26th at 10am**

- **Lanai Cage Project Update**

All Lanai cage enclosure has been completed with the exception of 324. Materials have been received we are just awaiting a schedule day for the installation. We passed the final inspections.

- **Vents:** The manufacturer agreed to send us 58 aluminum plates as the original are rusting and not aluminum. The vents have been confirmed to be aluminum. We were asked to send a sample of the building paint so that it can be powder coated to match which has been sent and we also needed to confirm the dimensions which has been done. We are still waiting for a proposal to install them.



- **Landscape:** Metis has agreed to replace to eaten plants from the rabbit with (14) lantanas and Bromeliad (#to be determined) at no cost to the association under the condition that the association have Everyday treat the plants immediately after planting, not hold them responsible for any future plants and to be paid what was owed. The board agreed with the exception of paying them the last invoice of \$1000 until they honor the new planting.
- **Rocks & Signs:** Phase 1 included 2 boulders with custom aluminum signs affixed to them for \$5200. The initial proposal included planting as well. The suggested plant was Bromeliads. I recommend holding off on the planting.
- **Fitness Room Smart TV's:** These will be purchased as soon as I obtain the association credit card
- **Fitness Room Leak:** Paul did a wet test and found that one of the leaks was from the sliding glass doors. He will create better drainage by drilling some holes in the track to the outside. He also wants to assure that water is not also coming from up above.
- **Lobby Leak:** Paul luckily found this early and was able to remediate immediately. It was from the janitorial basin. He installed wall board and caulked around the basin to eliminate future leaks. He also installed a ceiling panel for easy access in the future as there is many pipe serving several water source in this vicinity.
- **Wind Mitigation Report:** An update mitigation report was obtained for minimal cost and should now be posted on the website for owners to easily obtain.

**Lease Applications:** none

**Sales Approval Applications:**

366 sold on 10/22/2021 to Lance & Diane Johnson

**Hounshell Social Committee Report - October 26, 2021**

It's great to have so many of you back. We kicked off the 2021-22 season with Friday night cocktails and our Oktoberfest dinner. Glad to report both were well attended and a lot of fun.

Next up is our annual Halloween party on the 31st. Always a favorite event. Please sign up if you haven't already. Unfortunately, we have had to cancel our sunset cruise plan for Nov 11th at this time. Please continue to check the Social bulletin board for any new updates.

Laraine Yeatman - Judy Stewart  
Co chairs

Diane Brunelle  
Patty VanGorder

## **EBIA Report (Oct 12, 2021)**

There was an EBIA BOD meeting this morning (Oct 12, 2021). Other than a few hiccups at the beginning this was the first Microsoft Teams meeting I attended in person that wasn't a disaster. The agenda was fairly limited, focused mostly on the new 2022 budget. Here is a summary:

- President Jim Domres provided a short summary of Jack Hockley's work for EBIA and grateful thanks for all the work he did. Later on in the meeting the BOD voted to put Gordon Curran, from Harbour Pointe, on the BOD to fill the remainder of Jack's term.
- After some discussion mostly, with audience members, the 2022 Budget was unanimously passed. It is essentially the same as the 2021 budget. The operating reserves went down by \$30K and the reserves went up by \$30K total is the same.
- Someone knocked down one of the light posts on Bay Beach Lane. During the process of getting a company to replace that light it was noticed that we had two other light posts that were cracked and the rebar rusting. The Board elected to replace the three light posts as well as replace all remaining lights that did not already have LED light fixtures; total cost \$17K.
- Landscaping had several topics:
  - Our main irrigation pump has failed and stopped all landscaping efforts until it can be replaced. The BOD voted to have it repaired for approximately \$10,500.
  - The BOD voted to extend the current Landscape Committee's scope from just the vacant property to all EBIA property. Their scope will include using only Florida Native or Florida Friendly plantings.

- Part of the vacant property improvement will be moving some dirt from around the ponds to use as fill in other areas. The sacrificed area will be made to look like Florida wetlands.
- Permits are stalled at Fort Myers Beach, reason unknown but not due to anything EBIA should have done.
- Tennis Court construction start is delayed due to Permit delays.
- A general contractor to manage the vacant land project is now being interviewed, with an almost immediate start date.
- No funds are planned to be drawn from out \$750K load in the near future.

The floor was opened for comments from residents. Comments only reiterated the frustration of not having Tennis Courts and not having enough information from the town to at least start a guesstimate as to when the project will start. Prior to Covid contractors stated that it would take four to six weeks to put in the courts. A motion was seconded to adjourn and approved.

Respectfully submitted,  
Pete Yeatman  
W3 Voting Representative