

WATERSIDE III AT BAY BEACH CONDOMINIUM  
ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
JANUARY 10, 2022 2:00 PM

1. **Call to Order:** The meeting was called to order by Pete Yeatman.
2. **Proof of Notice:** Pete Yeatman posted agendas on the bulletin board and on the elevators on Saturday, January 8.
3. **Establish a Quorum:** A complete board was in attendance. Pete Yeatman, Sue Walker, Dick Cote attended in person, while Bob Carran and Donna Kaiser were remote and phoned 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 November 18, 2021 meeting, and if none, to waive the reading of the minutes. None were requested. A motion to approve and a second was requested. The motion was made by Dick, seconded by Bob and approved unanimously.
5. **President's Report:** Pete read the president report, which amongst other topics, referenced several major project completions for the building including lanai cage replacement, terrace deck resurfacing, and update to landscaping adjacent to the building front . A copy of the president's report is attached.
6. **Treasurer's Report:** Dick reported based on numbers reported as of November, we are a bit over budget. A copy of the treasurer's report is attached.  
Dick asked that the Reserve Report provided for 2021 be entered into the record. Pete asked board members whether there were any objections. There were none. The report was accepted. A copy of the reserve report is attached.
7. **Property Manager's Report:**
  - Elevators
    - Sylvie explained the phones in the elevators have been replaced. A question was raised about what Otis did as part of their maintenance check in August. Sylvie listed the items that are to be checked as part of the maintenance - the list included the phone and alarm button. Some attendees where skeptical all items were validated.
    - There was discussion about commissioning Kings-III. The board voted to approve spending \$114/mo for Kings-III.
  - Plumbing Inspection  
Last year, due to Covid, there was no unit inspection. The plans for this year's inspection to be done by United, are targeted for EOM January.
  - Unit Modification Form
    - There was some inquiry about the need for this new form, and several questions about when and how it should be used. Sylvie explained historically,

modification requests were submitted to Carmel in a free-form manner. The form provides a more consistent way to present the requests and summarize the changes under consideration.

- She read from the bylaws, section 11.3.6, which elaborates on when modification requests need to be submitted for approval - namely, material alterations which would affect common elements.
- Sylvie and Pete explained an approval is first provided by Sylvie and then passed for board approval which Pete has historically been providing, when appropriate.
- Suggestions were made that information about the new form and its purpose needs to be circulated to owners. Explaining it on the building website was also suggested.
- Aluminum (Dryer) Vent Reinstallation  
Replacement dryer vents, confirmed to be aluminum, were received from the manufacturer. The plates around the dryer vents, which were not aluminum, are now available for installation. The re-installation cost for the vents and to paint rusted areas is \$5220. The board unanimously agreed to move forward on the work.
- Fountain coffin relocation
  - Sylvie met with United Plumbing to discuss options to alleviate water access to the fountain pump mechanism. 2 options were discussed. We are waiting on estimates from United Plumbing. Sue Walker raised concerns about the quality of the box surrounding the fountain workings. She also raised questions about what is the use of the old piping around the fountain base.

## **8. Committees Requesting to submit reports:**

### **a. Hounshell Social**

As co-chair of the committee, Judy Stewart read the report which included upcoming events like the Tapas Cocktail party on January 23, the Super Bowl party on February 6, and the Naples Princess Valentine's dinner cruise. Questions came up about the Princess Cruise which Judy researched, and later submitted an addendum to the report. The committee acknowledged Sue Walker joined the committee; she is not running for board reelection. A copy of the report and addendum are attached.

9. **EBIA Affairs:** Pete read the attached report. A question was raised about the grass behind the building. Pete explained that falls under WMA.

## **10. Old Business:**

- a. Discussion of Grounds/Landscape Issues and Ratification of Signage
  - Sue updated the group on the status the various efforts including:
    - Front beds are doing better since rabbit counts have been reduced.
    - Some bromeliad plants are not doing well; Sue asked for permission to replace them with a different type of bromeliad.
    - The rock to be used in for the new signage has been prepared. The target to place the rock is EOM January, beginning February. The

estimate provided by the new company is much less than the original signage quote from the landscape design company.

- Everyday has cleaned up brush laying around the fountain.
- Plants along the pool walkway are being replaced.
- Sue explained that new plans related to the fountain bed landscaping will retain all the Christmas palm trees; they are resilient and growing well.
- Property management will install tree uplighting on the remaining unlit royal palms in front bed nearest the building

#### **11. New Business:**

- a. Crisci Finance Committee Reserve Review; Adjustment or Update  
Discussed as part of 6. Treasurer's Report
- b. Garage Door Replacement  
Sylvie explained there were 2 proposals received. Once all items were included, the estimates were within \$2K. Overhead Door - \$37K; Garage Door - \$39.9K. Her recommendation is Overhead Door. The board voted to move forward on the work.
- c. Discussion on Pool and WMA Landscaping Issues
  - Joe touched on pool issues
    - He mentioned the pool has 5 pumps and 2 needed replacement. The delay in getting the replacement parts lasted 7 weeks before John Russo and others from the building obtained part numbers, found the parts, and engaged WMA to facilitate installation of replacement parts which happened the next day.
    - There was much discussion around the spa, which is not working as it should. This lead to questions whether the current repairman should be replaced. The Tri-City company was suggested.
  - Sue explained the Building 4 decision to remove the grass between the pool and curb has created problems in the parking lot as the mulch overflows onto the parking area. She mentioned there is research to redo the curb area that has been broken up by trucks hitting it.
  - Sue elaborated on issues between Buildings 3 & 4 over pool work and landscaping. Those issues have not yet been resolved, but parties from both buildings are discussing it.

#### **12. Sales and Leases:**

Sylvie related the unit 361 sale to new owners, Jim and Tami Burns.

Unit 3H1 was rented for January. Unit 371 is being rented from February though April. Both the sale and leases have been approved. Dick put forth a motion to ratify them. Sue seconded the motion and it carried unanimously.

#### **13. Comment and discussion by unit owners:**

Tina suggested that with so many new owners, changes taking place in the building should be communicated more effectively. Topics like the elevator challenges and new procedures, and new TVs in the fitness room with an access code were cited as examples that could be shared. Sylvie will look into how this can be done.

14. **Adjournment:** Pete asked for a motion to adjourn the meeting. Dick made the motion and Bob seconded. Adjournment was approved.

## **President's Report 11 January 2022**

I hope everyone had a good holiday season with family and friends whether here or up north. We are still working with the affects of Covid; but we now need to dig in and get everything back to normal in every place we can. Today's meeting will touch on several items and allow an opportunity for some improvements.

In spite of complications from Covid we have completed some major projects: lanai cage replacement, terrace deck resurfacing, fire pump replacement and front of building landscaping. Although there were and still are some issues with the landscaping, it is a major accomplishment. Along with the major projects, we also performed our annual and routine projects like: rug cleaning, garage and carport cleaning, touch up painting of common areas, etc.

We asked WMA to find out if other associations were having the same rabbit problem we were seeing. Mark Weismann concurred and got WMA to get a trapper in for the whole complex. The trapper relocated a total of 77 rabbits in the 5 day test. Rumor has it that WMA will make this an ongoing process for vermin in general not just rabbits. We are already seeing new growth on the Crotons.

We just received our Structural Building report from TRC. They were pleased to report that W3 shows no significant signs of structural distress. As was to be expected they did report minor issues and we will engage person or persons to address or monitor those issues: some paint bubbling, organic matter on walls in stairwells, etc. This report was significant to show that the BOD and owners are doing the right thing, putting the safety of our home, and residents, ahead of convenience and frugality.

Now I need to thank some owners who have been pitching in: Joe Romanelli and John Russo for their work with WMA to get the pool back up and running, Sue Walker in picking up the pieces and getting our landscaping back on track, Janet Markelz in updating our website, Paul Martin in taking over the Building Access Committee, Dick Cote and Bob Carran in getting the new budget done, as well as completing a new Reserve Study, Tina Estep and her Fitness Room Committee and last but not least, Judy Stewart and Laraine Yeatman in getting our social programs re-started and on track.

Everything that appeared to be routine two years ago, has now become a new adventure and probably will be for the near future. But with everyone pitching in where they can and remaining considerate and tolerant, we will get back to the normal we were all used to.

The three buildings in our property management cooperative W1,2 & 3 are planning a party for Carmel on February 19<sup>th</sup>, 4 – 7 PM at Building II. This was something we wanted to do last summer, but Covid and a lack of owners on site made it more suitable for this winter. Any of you who have lived here for any period are aware of

how exceptional Carmel was as our Property Manager and most everyone wanted the opportunity to do a proper farewell and good wishes. In short this will be a catered affair with refreshments, but all that hasn't been worked out yet. Katie Smith has stepped up and volunteered to be our leader in the three building effort. Katie and the rest of the team will need to have a headcount for the caterers so please let her, Sylvie or me know of you plan to attend. Carmel and the rest of us look forward to seeing everyone.

Stay safe and in touch, respectfully submitted,  
Pete

## **Treasure's Report**

The most recent financial statement (through November 30) from M & B, our accountants, showed that we are slightly over budget. I am expecting the December shortly and will make a final report for the year 2021.

The Reserve Report for 2021 that was previously discussed during the 2022 Budget prices Was distributed to all Board members in December. I will introduce a motion that the Board accept the Reserve Report as submitted.

## **Reserve Committee Report- October 2021**

The Waterside III Board of Directors have directed the Waterside III Treasurer to establish a committee to review the Association's current Reserve status and recommend changes, additions, and deletions to items currently on the list of items. The Committee consists of Dick Cote, Treasurer and Committee Chair, Charlie Eck, Ross Miller, Jeff Lievense, Joe Romanelli, and Sylvie Gauthier, Property Manager. Carmel Magill, the previous PM, participated before Sylvie Gauthier took over in late August.

In 2011 Waterside III commissioned an engineering firm to perform a reserve study. The results of that study were less than satisfactory. Based on this experience the Waterside III Board decided to select salient items from the study and utilize them and disregard the erroneous sections and the conclusions proposed by the study; and decided that future reviews of the Waterside III Reserves would be performed based on the following:

1. We have three buildings in Waterside that are virtually physically identical – Waterside I, Waterside II and Waterside III.
2. The three buildings were built approximately two years one after another.
3. The property manager and the Association's Boards for these buildings have been in close communication regarding the systems that are at least \$10,000 in value that should be placed on their respective reserves.

The purpose of this report was to evaluate the condition of building components in common areas of the property, provide opinions of replacement and/or refurbishment costs, and assist the Waterside III Board in determining cash reserve requirements for these components.

This report is designed to provide reasonable, appropriate budgetary cost and remaining life. It identifies each component, the estimated useful life, remaining life, and an estimation of the current cost to replace/refurbish these items. The estimated replacement costs indicated in the reserve study have been derived from a number of sources. Component vendors provided cost and life of use data in certain cases. The PM (both current and previous) provided cost data based on previous experience in purchasing components and services, as well as referring to cost of similar components in Buildings I and II.

This report contains our opinion of the typical useful lives and repair/replacement costs. The actual useful life of the components may not be as long as estimated due to adverse effects of weather, improper maintenance, physical abuse, or abnormal wear. If such case occurs, a review of the item should be performed and a revision to the report adapted. This reserve report is intended to provide guidance for the Waterside III Board of Directors to plan their set asides, although the actual reserves set aside by the association is solely at their discretion.

The committee chair, accompanied by Paul Johnson our maintenance man, completed an on-site inspection of the Condo property to evaluate the in-place condition of common area components and evaluate quantities.

Florida Statutes require that only items noted in the Reserve Budget may be replaced or repaired from the Pooled Reserve funds. The narrative in this report denotes those items. Items in this report will be updated with each Annual Budget review as information becomes known. This Board recommends that a formal review and update of this report be performed every five years.

Note: Weather in southwest Florida can affect the steel rebar in concrete. No assumptions have been made regarding the condition of such on the building's lanais. Although in September of 2021, the Association PM contracted with an engineering firm to perform a structural review of our building. This was done in light of the condo building collapse in Miami earlier this year.

### **BUILDING COMPLEX INFORMATION**

Waterside III is an eleven-story structure built in 2000 within the Waterside Master Association (HOA) on the South end of Fort Myers Beach, Lee County, Florida. The structure was constructed with cast-in-place concrete columns, shear walls and decks, reinforced concrete masonry and styrene block exterior walls with a painted stucco exterior and flat structural concrete roof with a mineralized cap sheet covered built-up-roof membrane. Two centrally located elevators service the building, with the elevator control/equipment room located on the roof of the structure. The fire pump, generator and domestic water pumps are housed in a small structure locate adjacent to the pool north of the tower. The fire pump and generator are designed to service both Waterside III and IV buildings and owned by Waterside Master Association with costs being charged back to the two buildings.

Waterside III consists of 58 individual units ranging from 1,440 to 1,840 square feet under air-conditioning. The units can be summarized as 19- 1,440 square feet units designated as Channel Mark units, 19- 1,630 square feet units designated as Gulf Mist units and 20- 1,840

square feet units designated as Tide Water units. An amenity level that includes two guest suites, a fitness center, men's and women's restrooms including showers and saunas, and a social room with attached kitchen is located on the second floor of the structure along with four condominium units. Each upper floor is comprised of 6 condominium units with a central common access area. Flooring in the amenity level and each typical floor common area consists of carpeting (with tile flooring located in the kitchen), while the ground level flooring consists of decorative tile.

The common areas external to the structure include asphaltic/concrete driveways and parking areas, an attached one-story covered parking carport, two garages, a decorative paver covered entrance drive, extensive landscaping, and site lighting. A landscaping project commenced in 2021 supported by operating funds. This is not considered a Reserve item.

### **FUNDING ANALYSIS**

The Cash Flow Analysis method consists of calculating reserve contributions where the contributions are designed to offset the variable annual expenditures for the reserve fund. Interest income is considered attributable to reserve accounts over the period of the analysis. The beginning balances are pooled together, and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

The Association's accounting firm Myers, Brettholtz & Company has provided spread sheets, formulas, and calculations for this Reserve Committee Report.

The Cash Flow Analysis method was approved for calculating reserve funding for condominiums by a 2002 amendment to the Florida Administrative Code. The fund requirement estimated by the Cash Flow Analysis method can now be provided to the membership, on an annual basis as a fully funded figure. The analysis is to be completed as a portion of the association's annual budget, include the total estimated useful lives, estimated remaining useful lives, and estimated replacement cost/deferred maintenance expenses of all assets in the reserve budget (minimum roofing, painting, paving and any other item with a replacement/repair cost over \$10,000), and the estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.



## SUMMARY

### SITE DATA

Property Name: Waterside III Condominium  
Property Address: 4183 Bay Beach Lane  
Total Units: 58 (19 @1,440 sq.ft., 19 @ 1,630 sq.ft., & 20 @ 1,840 sq.ft.  
totaling 95,130 sq.ft.  
Year of Construction: Circa 2000  
Budget Year Start: January 1, 2021  
Budget Year End: December 31, 2021

### ANALYSIS

Estimated beginning Reserve fund balance	\$207,297
Number of components eligible for replacement in 2022 budget year:	2
Cost of components eligible for replacement in 2021 budget year:	\$ 160,011
Current annual reserve funding contributions (from 2021 Budget):	\$ 74,000
Recommended annual reserve funding contribution (2022):	\$ 77,000
Change from current and recommended annual contributions:	\$ 3,000
Change from current and recommended annual contributions:	4%

The Cash Flow Analysis method indicates the association can fully fund reserves at \$77,000 with a 3% annual inflation increase per year through the year 2051. This funding plan would provide adequate funds to offset the planned reserve expenditures and maintain a positive balance in the reserve funds. A reserve analysis is to be performed every 5 years, including a review of the then annual inflation rate.

## BUILDING COMPONENTS

Following are the common area building component categories included in this report. Also, as indicated above, an inflation rate of 3% is factored into the indicated replacement cost annually over the estimated life of the component.

Asphaltic/Concrete Pavement – A properly designed, installed, and maintained asphaltic concrete pavement will require an overlay on an approximate 22-year timeframe. Based on an estimated pavement area of 44,157 Square yards for this structure and the estimated remaining useful life of 2-years, we estimate a current replacement cost of \$98,000 for the pavement in 2024. The current cost estimate reflects a \$38,000 increase from the previous years' estimate. The pavements at Waterside III have been sealed previously. However, reapplication appears to be past due. There is considerable debate in the industry whether seal coating of pavement is beneficial. One train of thought is that the useful life of the pavement is the life and that the dollars spent on routine seal coating are better off banked to be used toward the replacement of the pavement. The other train of thought is that it is important for the pavement to provide a uniform dark aesthetic appearance and the useful life can be extended slightly, so seal coat the pavement once every two to three years. Waterside III's preference has been not to seal coat the pavement.

Awnings – Exterior awnings and frames are located over the entrance to the two ground level garages and front lobby entrance. Some awnings were replaced in 2017 (after hurricane Irma) with a 12-year useful life. Based on a current remaining life span of 8-years, we estimate replacement of the awnings will be required in 2030, with a replacement cost of \$10,500 for the awnings.

Doors – Interior – We have included refinishing of the interior common area doors and frames as part of this study. Based on an estimated of 371 doors, with a lifespan of about 50 years, a current refinishing cost of \$66,780 (\$180 per door) is anticipated.

Elevators – The building is serviced by two elevators maintained by Otis Elevator. The elevators are driven by pulley systems located in the elevator equipment room on the roof of the tower. The elevators are original and had been estimated to have a life of 50 years. However, in 2018 a thorough study was conducted on the condition of the elevators and the remaining useful life. The useful life was reduced to 34 years. The previous replacement cost estimate was \$50,000. Estimates for replacement of the elevators components subject to wear including but not limited to cables, control systems and cab interiors were made during the 2019 budget process. The replacement cost at that time was estimated at \$163,000 to be completed in the year 2034. At this point in time no adjustment to the projected costs needs to be made.

Exercise Equipment – The fitness room consist of cardiovascular training equipment (treadmills, recumbent bike, etc.) and strength training equipment (free weights, universal machine) a pool table with accompanying items as well as some furniture and a television in varying condition and varying ages. Some pieces of equipment have recently been replaced or refurbished. Excluding the pool table, we have utilized an average equipment lifespan of 12 years with an average remaining life of 3 years resulting in a replacement cost of \$18,000 (which has been adjusted upward by \$6,000 from the previous estimate based upon current costs).

Floors - Fitness Room, Social Room, Guest Suites, Living Floors & Lobby – Flooring in the Lobby, Guest Suites, Fitness Room and Social Room were estimated to have a 15-year useful lifespan, 10 years remaining. The flooring in these areas was replaced in the summer of 2011 with commercial/institutional grade materials provides extended life. The rugs in the Guest Suites were replaced with tile in 2017. Based on charges expended , and a review of the costs by the PM, the cost of replacement of the flooring in these areas remains at \$75,000.

Furnishings/Appliances – Although miscellaneous replacements are required periodically, the useful lifespan of furnishings in the Guest Suites, Lobby and Social Room (chairs, tables, artwork, lamps, etc.) are expected to be on the order of 20 years. Lobby furnishings were replaced in 2010. We estimate the current replacement cost for these components to be \$10,000 for the Lobby. The Social Room furniture was replaced in 2013 with a replacement cost of \$16,000. Appliances in the kitchen are original with current replacement cost of \$1500. A new refrigerator was purchased in 2019. Light sconces in the hallways are original, with a useful lifespan of 30 years and a current replacement cost of \$8,500 is used in this report; combined total \$36,000. For the purpose of reserve funding, the average remaining life for these items is 19 years.

Garage Doors – Parking for the condominium consists of a covered carport at the north end of the tower and two enclosed garages, with a metal roll-up mechanized door servicing each enclosed garage. The garage doors are original, and typically have a useful life of 20 years. Therefore, we have included a current replacement cost of \$39,000 for the year 2022. The cost is based on a vendor quote. Another quote is being solicited. While the replacement schedule was for new doors to be replaced in 2021, ordering lead times will push delivery to 2022.

Garage Standing Seam Roofs – A standing seam metal roof extends along the perimeter of the garage structures of this building. Based on normal wear and maintenance, we anticipate a 40-year useful lifespan for the 1,000 lineal feet of this component. Since they are original, we have utilized a replacement date of 2040 with a current replacement cost of \$10,000. Our continuing maintenance program keeps the roof in good condition.

Glass Doors & Windows – Common Area – The glass doors and storefront at the building entrance and the glass doors and windows in the Social Room and Fitness Room are original and have 19 years of useful life remaining, with a replacement cost of \$60,000. Replacement is scheduled in the year 2036.

HVAC Units – The HVAC air handler and air condenser units for the common areas, Lobby, Social Room, Fitness Room, Guest Suites, and elevator equipment room are included in this analysis, with various useful lives. The reserve schedule from the prior year indicated the amount of \$30,000 to be spent in 2022. Based on certain replacements made in 2013, 2015, 2018, and 2020, the replacement amount for 2022 was reduced from \$30,000 to \$20,000.

Life Safety System – The fire pump is shared with Waterside IV and serviced by Wayne Automatic. The pump system and its operating controls are located in the pool building north of the tower. The fire system controls for Waterside III triggering the pump system in case of a fire is located with the mechanical equipment in our building and are also serviced by Wayne Automatic. The fire pump, with its operating controls, are owned by Waterside Master Association and are on their Reserve Budget. Items not shared with Waterside IV such as the building fire control panel, fire emergency lighting, and fire door closures; in common areas are the full responsibility of Waterside III. During 2018 and 2019 certain refurbishments were made to the system. In 2018 an extensive review was conducted of the Life Safety System. For the basis of this component of the line-item reserve analysis, we have used an average useful life of 25 years with a replacement cost of \$60,000. Replacement if required is scheduled for 2026.

Lighting – Exterior – A total of fourteen light fixtures are located around the perimeter of the parking lot and light the parking lot. As original components, with a useful lifespan of 30 years, with 14 years remaining, we estimate the replacement cost to be \$16,000 (\$1,140 per light pole). Replacement is scheduled for 2031.

Metal Doors and Frames – Exterior – There are approximately 70 metal doors, both for common area and for limited common elements, throughout the structure (mainly on individual storage closets in the carport and garages) with a useful lifespan of 25 years. With a cost of \$1,000 per door, we calculate a current replacement cost of \$70,000 for these components. Current estimates of cost to replace some doors is extremely high. As a result, we are looking at ways to continue a maintenance program to keep the doors in place for a longer period of time. Therefore, we are making no changes to this reserve item at this time.

Painting Exterior – The 11-story condominium exterior including decks were last painted in 2019 at a cost of \$113,000. The current condition of the paint indicates that 10-years is a reasonable useful life. The current cost, which includes surface preparation, minor repairs to the stucco, and repainting, is estimated to be \$127,000. Next repainted is scheduled for 2030.

Painting Interior - The interior walls and ceiling of all common areas were painted in 2011 with an anticipated useful life of 15 years. The current cost, which includes surface preparation, minor repairs to the walls and repainting, is estimated to be \$15,000.

Terrace Decks – The two garages and car port are covered with flat hard surface roofs which are divided into six Terraces; two of which are used as common area gathering places for all residents and four of which are Limited Common Areas assigned to four different units. The Terraces were last resurfaced in 2010 with a textured finish to allow foot traffic; with an estimated useful life of 12 years. However, it was decided to resurface the decks in 2021 because a favorable price had been negotiated with the vendor. All the decks were resurfaced at a cost of \$35,000. That cost was a one-time deal. The current cost, which includes surface preparation, minor repairs to the deck surface, and repainting, is estimated to be \$60,000 for the three roofs or six terraces.

Pavers – Decorative brick pavers located along the building entrance typically have a lifespan of 40 years. Therefore, we estimate a replacement cost of \$30,000 in the year 2040.

Railings - Exterior – Metal railings are used around the perimeter of the covered garage and carport decks and exterior of the individual unit lanai decks. We estimate a total of 550 linear feet of railing, with a useful life of 35 years and a remaining life of 14 years and replacement cost of \$68,000.

Roof– The condominium roof consists of a build-up-roof membrane with a mineralized cap sheet which should have a useful life of up to 20 years under normal operating conditions. A roof coating membrane was applied in 2015, at a current replacement cost of \$68,000, which includes a 20-year warranty and should extend the useful life of the roof another 20 years. The company supplying the coating allows continuous re-coating of the roof with additional 20-year warranties for each re-coating. Advancing technology should make the requirement for anything other than re-coating unnecessary. The remaining life is 14 years.

Screen Enclosures – Each unit in the structure includes screen enclosures consisting of aluminum frames and screen mesh at the edges of the lanai decks. For purposes of preparing this report, maintenance and replacement of the screen enclosures is the responsibility of the association with replacement of the screening that of the owner. \*\*

The screen enclosures were original. Aluminum screen enclosure frames generally have a useful life of 20 years. During 2021 the screen enclosures and screens were replaced at a cost of \$173,000, with a life of 25 years. However, the vendor has indicated that the current replacement cost of just the enclosures is estimated at \$194,000. That amount is included in our reserve schedule.

\*\*With the 2021 enclosure replacement the Board of Directors decided to have unit owner screens included in the Association contract cost. The rationale was that the Association

obtained a flat rate per unit irrespective of Lanai size and adding administrative costs to owners made no sense.

Tele-Entry/Security – The building is fitted with electronic systems and cabling to allow owners to see persons requesting access to the building and open front doors permitting them to enter. Additionally, there are security cameras and systems that monitor and record key areas of the property and the building. Certain refurbishing was completed in 2018 and 2020. These items have an expected remaining useful life of 10 years with a total replacement cost of \$10,000.

Water Pump System – Domestic – The domestic water pump system with control system and back-flow equipment for the building are located in the adjacent pool building and grounds. The pump and controls were replaced in 2016. With a normal useful lifespan of 20-years under normal service with 15 years remaining, we estimate the replacement cost of the pumps is \$30,000.

<b>Item Nomenclature and Summary Sheet (as of 2021)</b>	<b>Current Cost \$</b>	<b>Useful Life</b>	<b>Life Remaining</b>
Asphaltic/Concrete Pavement	\$98,000	22	2
Awnings	10,500	12	8
Doors - Interior	66,780	50	29
Elevators	163,000	50*	12
Exercise Equipment	18,000	12	3
Floors-Fitness Rm, Social Rm, Guest Stes., Living Flrs & Lobby	75,000	15	5
Furnishing/Appliances	36,000	25	19
Garage Doors	39,000	20	0
Garage Standing Seam Roof	10,000	40	19
Generator	N/A	N/A	N/A
Glass Doors & Windows- Common Area	60,000	35	14
HVAC	30,000	10	-
Life Safety Systems	35,000	25	4
Lighting- Exterior	16,000	30	9
Metal Doors & Frames- Exterior	70,000	25	4
Painting Exterior	127,197	10	8
Painting Interior	15,000	15	3
Pavers	30,000	40	18
Railings- Exterior	68,000	35	14
Roof	68,000	20	14
Screen Enclosures	194,000	25	25
Tele-Entry/Security	10,000	10	5
Water Pump-Domestic	30,000	20	15
	<b>\$1,354,477</b>		

Note: See Narrative for complete definition of items contained in each category.

\*Effectively changed to 34 years in 2019

## **PROPERTY MANAGER'S REPORT FOR JANUARY 11<sup>TH</sup> MEETING**

**ELEVATOR ENTRAPMENT PROCEDURES:** Although the old phones were working, we replaced them. We have placed a laminated sheet providing instructions, to anyone trapped on what to do in case of a problem, in the phone cabinet; suggesting that calling 911 first will provide the quickest and best solution to be let out.

Per recommendations at the last BOD meeting the BOD suggested looking into a company being King's III that a person trapped could call from inside the elevator. They will:

- Call 911 if the person had not already done so
- They will call Otis and PM informing them that there is an elevator problem

King's III: \$114 a month or \$88 a month with \$670 upfront fee with a year commitment

**OTIS PM:** Their preventative maintenance includes: checking the general operation of the elevator, the hoistway door system & their components. They will adjust & lubricate as needed. They will also check the alarm button and telephone.

**PLUMBING INSPECTIONS:** Annual inspection will be performed by United for \$880 per building as soon as they can schedule.

**UNIT MODIFICATION FORM:** Per section 11.3.6 of your governing documents: Material alterations include, but are not limited to, plumbing, electrical, or structural modifications, work that causes noise to emanate from a Unit, or work that requires a permit. Material alterations, modifications, installations and additions to the Unit or to the common elements (including any limited common elements) must be approved by the Board of Directors. Section 11.5 reads: No Unit Owner shall make or permit the making of any material alterations or substantial additions to his or her Unit or the common elements (including limited common elements), or in any manner change the exterior appearance of any portion of the Condominium, without first obtaining the written approval of the Board of Directors.

The Rules & Reg's also refers to "Alterations" and caution owners.

The form would help the approval process and allow consistency such as the sale or lease application approval process. Board approval is needed.

**ALUMINUM VENT REINSTALLATION:** We received the vent parts from the manufacturer. The owner delivered them to Clean Up Group, the company that installed them. It was confirmed by Tommy the supervisor of Clean Up Clean Group and owner of Sunset Management that the material was aluminum. They have proposed to reattach and paint the areas that have rusted for \$5220. Once approved they can possibly schedule in the next couple of weeks.

**FOUNTAIN COFFIN RELOCATION:** Paul and I met with Michael with United Plumbing on several occasions to discuss options on relocating the fountain pump equipment. 2 options were mentioned, one was encasing it at the building or to a higher level so that it's not underground. We still have not received an actual proposal as of yet.

**Renters that need to be ratified:**

Brown	2/1/2022	4/30/2022	371	Holzer, Janet
Seibert	1/1/2022	1/31/2022	3H 1	Lambert, Peter & Jane

**Owners that need to be ratified:**

Unit 361 sold to Jim & Tami Burns

**Hounshell Social Committee Report - January 11, 2022**

Happy New Year! We hope everyone had a good holiday.

Just after our last Board Meeting, we had our annual Halloween Party and for the first time, everyone was in some type of costume. It was great to have such enthusiastic participation.

We also had two very lovely holiday dinners, Thanksgiving and Christmas. We'd like to thank the Pestow's for generously loaning us Christmas linens and china and Renata for her beautiful napkin folding talent. The Elf continued to amuse residents this year and although she lost an ear in one of her stunts, new and better ones appeared shortly after thanks to Judy.

Unfortunately, due to the latest Covid uptick, we felt we needed to cancel the Brunch scheduled for last Sunday and our first Friday night cocktails of the new year. We will keep monitoring the situation for upcoming events.

If all goes well, we will have our Tapas Cocktail Party on January 23rd and the annual Super Bowl party on Feb 6th. The Naples Princess Valentine's dinner cruise is reserved and we will need 30 people to guarantee the upper salon. It will be a sit down dinner of tenderloin with jumbo crab cake, no buffet this time and if you feel more

comfortable you can sit outside. Cost \$80/pp and we need sign up's and payment no later than the 28th. Cash payment can be made to any Social Committee member.

Sue Walker has decided not to run for the BOD again this Feb, but has agreed to step back onto the Social Committee. We would like to accept her offer effective immediately, as she has always been a great asset to our team in the past.

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

Laraine Yeatman - Judy Stewart  
Co chairs

Diane Brunelle  
Patty VanGorder

### **Addendum**

Chuck Pestow suggested a bus for transportation to and from the Princess cruise. Laraine investigated this option.

There are two bus sizes currently available. We will need people to sign up for this ASAP in order to determine the size bus to reserve. The more people we have, the lower the cost of the bus per person.

Smaller bus capacity is 25 @ \$770.00: \$38.50/person for 20 people, \$31.00/person for 25 people

Larger bus capacity is 38 @ \$850.00

### **EBIA Report** (Jan 10, 2022)

There was an EBIA BOD meetings this morning (Jan 10, 2022). As with every Microsoft Teams and Zoom meetings there were the usual disturbances. This morning EBIA had its Annual and a business meeting.

The majority of the organized portion of the meetings was taken up with the Presidents report.

- President Jim Domres reported on the lighting along BBL with poll replacements and lighting. Still a work in progress with light affecting some owners.
- We have a new irrigation company working common property along BBL.
- We are continuing with the EveryDay Landscaping contract, at least until a better alternative is found.
- We are working with Aqua Jenic's (spelling doesn't count) regarding the treatment of the ponds. I was going to ask for more detail but forgot. What treatment and why?



•The President then went into some detail on the problems raised by the Town regarding our permit request. He detailed the history and timing; but what matters is what's next. The Town claims that the current permit does not provide for recreational use. After the laughter died down someone suggested that Town looks up the definition of golf course. Persons and our legal advisor are working the issues. Depending on the Town's position the earliest we could get our permits is either 6 or 12 weeks.

The General Contractor selection has been unsuccessful and another round is in progress. If this is unsuccessful then EBIA will just select and work with groups of subcontractors.

•The meeting was opened to Members comments from Representatives. Several Reps commented to vent their frustration over not having the basic amenities. The next item on the agenda was to determine the number of Directors, something our Doc's calls for the decision was 7. Since there were only two candidates and three openings there was no election. Don Meidinger remains on the BOD and Dan Tis steps in. The unfilled vacancy will be filled at a future meeting.

Key item in the Treasurers report were that our Operating fund has \$427K and our Reserve Fund \$753; and our \$750K loan from BBT should be approved any day.

Under old business it was noted that all the discussion regarding Landscaping, Irrigation and Amenities took place during the President's Report so we moved to street lighting. Lighting is being investigated to resolve owner issues and striping of road is deferred until the majority of the heavy Waterside 6 construction is completed.

New Business – Rabbits. Apparently a problem throughout EBIA. Mark Weismann detailed WMA's approach. EBIA will consider what they will do at a future meeting. Under Member forum only a repeat of complaining about not having tennis and pickle ball continued.

During the Organizational/Business meeting the following Board positions were voted in: Domres as Pres, Tis as VP, Keegan as Sec., Meidinger as Treas., Eck as Spec VP.

Sue Patton did an excellent presentation about Landscaping on the Property that will be available on the Vesta Website. She also mentioned that we can get tree trees from the Town on arbour day, we just need to fill out a form or go to the FMB website. She will provide me with a form to copy for everyone to fill out and give to her so she can collect the trees.

There was more complaining about amenities that was followed by responses detailing the complainers lack of understanding of laws, documents and the hard work of the BOD. Like many current political issues facts were disregarded. The Board and many Reps then shook the hands of the retiring Board members and thanked them for their service. A motion was seconded to adjourn and approved.

Respectfully submitted,  
Pete Yeatman, W3 Voting Representative