

**WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 19, 2022 10:00AM**

1. **Call to Order:** The meeting was called to order by Pete Yeatman.
2. **Proof of Notice:** Pete Yeatman posted the agenda on the bulletin board and on the elevators on Saturday, April 16.
3. **Establish a Quorum:** A complete board was in attendance. Pete Yeatman, Bob Carran, Dick Cote and Jeff Lievense were in attendance while Donna Kaiser was remote.
4. **Read and Approve Minutes of Board Meetings:**
Pete Yeatman requested waiving the reading of the minutes from the February 15, 2022 BOD meeting and for a motion to approve them. The motion was made by Dick Cote, seconded by Bob Carran and unanimously approved.
5. **President's Report:** Pete explained that Bob and Jeff took his place for a couple of his meeting commitments, but provided him a complete summary of the meetings' highlights. Pete then provided the President's report including these topics:
 - Grandview held a topping off party for Waterside VI which indicates completion of major construction is near;
 - Waterside IV is having garage doors painted and W3 permitted parking of their vehicles in our satellite parking lot; and,
 - If large/bulky items are being trashed, the removal request and coordination should be done with Waste Management or whichever private company is selected to handle the removal. The items should not be placed in the back of the building any longer than 24 hours prior to scheduled pickup.

A copy of the president's report is attached.

When a question was raised how to address perceived London Bay or Waterside IV parking violations at Waterside III, Pete confirmed those incidents should be reported to him rather than to our property manager.

6. **Treasurer's Report:** Dick recapped the report which covered the first 3 months of 2022.

A copy of the treasurer's report is attached.

7. **Property Manager's Report:** Sylvie provided updates including:
 - Dryer vent plates have been installed and painted and building streaks around them have been touched up. This project is complete.
 - A berm and drainage boxes have been installed near the fountain foundation equipment to divert the water. This project is considered complete.

- The new elliptical machine for the fitness room is schedule for delivery this week.
- The new bookshelf to house reading material has been placed in the hallway leading to the fitness room.

A copy of the property manager report is attached.

Sylvie and some on-site BOD members will perform the annual walkthrough to create the Summer List (ie: find items that are better attended to when fewer owners are in residence).

8. Standing Committees Requesting to submit reports:

- a. Landscape** In Sue Walker's absence, Pete read her report. Topics included:
- Failing bromeliads in the front of the building have been replaced with a variety which have proven more successful.
 - Old oleanders surrounding the Christmas palms out front, have been replaced with new plants.
 - Overgrown palmettos along the back wall, near the car wash/hose, were replaced with smaller plants.
 - The address rock was installed and cemented in place, and the address lettering was added. Jim Stewart was recognized for his efforts in completing the address rock and helping coordinate the work.
 - The landscape plan for our side of the perimeter of the pool has been implemented. A few more plants near the gate will be reviewed for planting next year.
 - Outside maintenance of the 3 plant pots by the front entrance has not been renewed. Since the company removed the plants from those pots, the committee requested \$300 to fund plant replacements. A request was made for a volunteer to water the pots in the summer months.

The landscape report is attached.

The board approved the allocation of \$300 from the 2022 landscape budget for new plants for the pots.

A concern was raised related to the hose area. Because the bed is higher than the curb, unleashing the hose causes mulch to fall on the cement below. A suggestion was given to place a couple bricks along the edge to curtail the fallout. The bricks used will be those removed from the fountain project.

- b. Website** Janet Markelz read the report. Among the site changes mentioned were:
- The site now reflects the Waterside III building on the Home page.
 - To access the Owners' private area of the site can be done by clicking on the word Owners. The first click provides dropdown options, while (ignoring the drop downs), a second click on the Owners word presents the password

entry page. The password has not changed and can be found in the Welcome Packet recently provided to all owners.

- To return to the home page from any other page on the site, click on the 'Waterside 3' logo on the upper left side of the page.
- The old vendor page was out of date. A list of vendors has been included in the "What's New" section on the Owner's private portion of the site.

The website report is attached.

A website training class was attempted but after a few minutes, the internet was repeatedly interrupted. Pete mentioned experiencing issues with the TV. A suggestion was made to bring in Comcast to show the problem. Sylvie will follow-up with Comcast.

c. Pool Joe Romanelli summarized his report.

- A new contract with Mid-County/Commercial Pool and Spa Specialists for pool and spa maintenance and repair will begin effective 4/1/22.
- Spa: CPSS found the spa workings were not properly in place; they corrected it and the spa has been working well since.
- Pool: The new contract (\$1925/month) provides 5 days of service each week - typically Monday, Tuesday, Thursday, Friday, Saturday. Should there be a problem on Wednesday or Sunday, they should be contacted and they will address it immediately.

The pool report is attached.

d. Hounshell Social Judy Stewart read the report.

- Events have been well attended.

A copy of the report is attached.

9. EBIA Affairs:

Pete read the report of the March 22nd meeting including these highlights:

- The amenities permit was approved by the town.
- Procedures for EBIA members to pass through WMA gate have been changed. Steps to address illegal parking were clearly defined.
- The EBIA landscape committee can proceed with enhancements utilizing the new landscaping contractor, Pelican.
- Phase 1 amenities including tennis courts, pickle ball courts, bocci ball and golf assets will be started with a target completion of 90 days.

Pete recapped the EBIA 4/12 meeting including these comments:

- The loan for \$750K for amenities development has been obtained.
- Due to popular demand, 2 additional pickle ball courts are being requested; a permit to the town has been submitted.

A copy of the EBIA report is attached.

10. Old Business:

- a. Building Access Committee and Adjusting Members of Standing Committees
 - Finance Committee: Dick Cote reported Tom Kaiser to be added. The board approved.
 - Website Committee: Janet Markelz reported the addition of Linda McKissock. The board approved.
 - Pool Committee: Joe Romanelli requested Scott Kitkowski and John Russo be added. The board approved.
 - Building Access Committee: Pete motioned for Chuck Pestow to be moved from acting chair to chair the committee; Dick seconded the motion. The board unanimously approved. Chuck provided the list of committee members: Tom Kaiser, Connie Shephard, and John Frey. Members were all approved by the board.
- b. Fitness Room Update Discussion
 - Pete explained the progress to date on the Fitness Room changes, including a recap of results of an additional survey provided in March, to the owners. Each of the board members provided their opinion and suggestions on next steps to be taken.

The report and survey summary are attached.

- Pete clarified that once anticipated larger expenditures for 2022 are known, such as insurance, there may be funding in the budget for more improvements in the fitness room but that is not known at this time.
- Dick explained that fitness room improvements will boil down to assessments and financing. There will be essential expenditures that come up, and until these expenses are better known, the ability to fund and owners willingness to pay as part of an additional assessment are yet unknown.
- Bob agreed with Dick's assessment.
- Jeff suggested that based on survey results, a subset of owners may be willing to donate funds for the effort.
- Donna expressed sentiments similar to Jeff's.

The finance team will explore whether a subset assessment or donation are viable options, checking Florida Statute 718 and with our attorneys.

11. New Business: No new business.

12. Sales and Leases - Ratify Approved Sales and Leases:

- Unit 3H5 sold to Joel & Jennifer Wilmoth.
 - Unit 375 leased from 2/13/2022 to 4/2/2022 to Sheila Masselli.
 - Unit 375 leased from 4/18/2022 to 5/18/2022 Megan O'Connor & Chris Dietrich.
- Dick made a motion to approve them; Bob seconded. All were unanimously approved.

13. Comment and discussion by unit owners:

- Don Brunelle brought up the tree issue that has limited the view of the bay from his front window. Don provided a picture of the curtailed view. He suggested replacing the current palm tree with a live oak as had originally been planted. Each board member was asked for their input on the outstanding concern. None of the board members expressed a willingness to remove or change the tree.

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

President's Report 19 April 2022

Good morning everyone. The April BOD meeting is usually the last before many of you head to your summer homes so we try to get a lot of messages out and things done. I'm hoping that we have many people who are new to our family attending here.

Prior my report I'd like to thank Bob Carran for standing in for me at Grandview topping off party and going to the April 12 EBIA meeting and Jeff Lievense for filling for me at the EBIA President's get together.

Let me start with some updates that may not be in the Property Managers report or standing committee reports. We seem to be digging out of the hole that Covid dragged us into and catching up on things that were stalled or impossible to accomplish. Since many of these items are not connected I'll just mention them in bullet form.

- Waterside VI (Grandview) is moving right along, they had a topping off party for all the Waterside Presidents on April 7th and Bob Carran was able to attend in my place. This is an important milestone in the construction of any building and a signal that the end of major construction is in sight.
- Waterside IV is again having their garage doors painted. As good neighbors to our many friends in W4, we agreed to let them park in our satellite parking lot by the tennis courts during this project. They were requested to only park in this designated area. If you see any W4 owners not adhering to our request as to where to park, please let me know, not Sylvie.
- Beginning this month we have a new pool company Mid-County/Commercial Pool and Spa Specialists. Joe Romanelli will probably have more to add in his Pool Committee report.
- Shortly we will once again have an election for the Fort Myers Beach town council. If you are a resident of Fort Myers Beach please make sure that you vote!!!! Bay Beach voters carry a lot of clout and we need to make sure we support candidates who are not only the best for the Town, but also for Bay Beach. Soon EBIA will ask potential candidates to come and speak to Bay Beach residents and everyone in residence should try and attend.
- Everyone should now have a new electronic version of the Welcome Packet as an update to the one you received when you moved in (well those who moved in after 2009). This is a useful short form of everyday things owners may need to know. It is not a replacement for our Declaration, Bylaws and Rules and Regulations. If you haven't already, I strongly urge everyone to go through it to learn this important information. I feel highly confident that most everyone will find something in there that they didn't know.
- A reminder to all during this remodeling season. The association is not a participant in the removal of any large owner items. Either have the delivery company of new items remove the old ones; or communicate with Waste Management or any private refuse pick up company and arrange for pick up. Do not put items out behind the building for pick up more than 24 hours before their pick up date nor leave them out there more than 24 hours if they fail to pick up.

Please do not consider the hallways temporary storage for any items coming or going.

- Those of our neighbors who do not wish to remain here and enjoy the Florida summers need to prepare their units prior to departure. There are many previous emails and recommendations from the PM to assist you in your endeavors and keep your home-watch person from being called in to correct anything that was omitted. One of the most common problems is leaving things outside your unit or the garage area causing delays or inhibiting the annual rug or garage cleaning every September. I'm sure the PM has or will shortly remind everyone that bikes need to be removed from the bike racks when leaving for an extended period of time.
- It is important to remember that your BOD and Property Management's first and most important function is for the safety and well being of our residents, our building, including your unit, as well as all visitors to our building. I know sometimes this responsibility appears to some owners as an intrusion of their convenience. We do our utmost to avoid as much intrusion of our owners lives as possible. We can only apologize to persons having to put up with things they personally want, but don't get or things they don't want; but in the end we need to protect all of our Waterside III family.

Those of you that will be leaving us for the summer, have a great time and hurry back to your home.

Stay safe and in touch, respectfully submitted,
Pete

TREASURER'S REPORT

As of March 31, 2022 our operating statement shows we are \$9 thousand over-budget. The primary reason for this is a \$4,800 charge for professional fees booked in January 2022. This was related to the structural engineering study on our building that was request last fall. We anticipated this invoice would be received and paid in December 2022, therefore we did not include it in the 2022 Budget. The invoice was received and paid in January 2022 as an unbudgeted item.

Our operating fund balance at March 31 was \$142,203 and the Reserve fund balance stood at \$232,188,

We have not yet received an indication of what our property insurance will be. We are expecting a substantial increase. The renewal date is in early May. A meeting is scheduled with our insurance agent on April 27th.

PROPERTY MANAGER'S REPORT

April 19, 2022

AWARENESS DAY: Thank you, Donna for organizing the "owner awareness day" which was well-organized and attended! It was a great way to get familiar with the different committees that owners volunteer.

VENTS: The new aluminum plates for the vents were installed and painted along with the rusted streaks beneath them. This project is completed.

DRYER VENT CLEANING: This is done every 2 years. We have a scheduled date of June 3rd. Every unit will be accessed to clean the vent behind the dryers.

FOUNTAIN EQUIPMENT ENCLOSURE: We installed a berm and 2 drainage boxes connected with a pipe to divert the water away from fountain equipment. This project is completed

ELLIPTICAL: A new elliptical is being delivered sometime this week.

BOOKSHELF: Thanks to Wendy for locating a bookshelf. I ordered it and Paul put it together which was placed near the men's restroom by the fitness room.

FIRE & SAFETY INSPECTIONS: We had a building fire department inspection with only a few violations. All have been corrected and with a pass when re-inspected.

INTERIOR PLANTSCAPE: It was requested that we cancel the Interior Landscapes' contract as we have owners that have volunteered to maintain the plants in the planters at the entry way. To accommodate this Everyday landscape has installed irrigation lines to the planters that was previously capped.

FITNESS ROOM LEAK: this has been repaired by Bob Anderson with no sign of water intrusion when he did the last water test however, we will keep a close on it during the rainy

GARAGE DOORS: They are being fabricated with an estimated installation of mid-May.

PEST CONTROL: This has been scheduled Thursday, April 28.

CURBING REPLACEMENT: With the different configuration, I need to assure the 3 contractors are bidding accordingly.

SUMMER LIST: This has been scheduled with Pete & Dick Tuesday, May 3rd a time in the afternoon is to be determined.

SALES APPROVAL NEEDING TO BE RATIFIED:

Unit 3H5 sold to Joel & Jennifer Wilmoth

LEASES APPROVAL NEEDING TO BE RATIFIED:

Unit 375 leased from 2/13/2022 to 4/2/2022 to Sheila Masselli

Unit 375 leased from 4/18/2022 to 5/18/2022 Megan O'Connor & Chris Dietrich

LANDSCAPE REPORT APRIL 19, 2022

This season many Landscape projects have been planned and completed.

Originally bromeliads were planted in the landscape planted last summer, in the front of the building and by the entrance. After several attempts, those plants died and it was decided to look for other alternatives. The new plantings are a variety of plants that are more suitable for the sun conditions, watering schedule and have proved to be successful in other surrounding areas.

The front fountain area left the palm trees, which were healthy and could stay with the new plan. The area reduced the bed area and planted more sod and then removed the overgrown shrubs and planted smaller plants while still hiding the area of the water coffin.

The Christmas palms by the circle drive will remain in the landscape plan and the old oleanders were removed as they were aged and planted with new smaller plants.

The "wings" on the sides of the garage door area (or under the staircases) added a few more plantings to complete those areas.

The wall that houses the car wash / hose station, adjacent to the pool area replaced the overgrown palmettos and added smaller plants to be more accommodating while using that car wash area.

The finger islands by the back bay removed overgrown herb plants and replaced with ixora. It should be mentioned that all the plantings have a year warranty.

The address rock was installed and cemented in place and just last week the lettering was added, completing the rock with lighting.

The landscape plan was also developed for our side of the perimeter of the WSIII/IV pool area. New plantings and removal of overgrown and diseased plantings were completed. The shells were removed and replaced with mulch for a more manicured look. A few more plants will be reviewed for the gate area for next year.

An outside company was maintaining the three middle pots by the front entrance. We have not renewed their contract. The company has already removed their plants. We would like to replace the greenery in those pots and the approximate cost would be

\$300. We are seeking Board approval so this can be accomplished by the end of the season so the front is planted through the summer.

The Property Manager has been asked to insure the irrigation is restored to the three middle pots and also insure the irrigation is working in the side pots. This has been an ongoing issue all season. A volunteer is needed to watch over the pots out front through the summer. This should be minimal effort once the irrigation is connected.

There is one last pending project. The broken curb by the sidewalk leading to the pool is being re-done. It will be a straight curb line instead of curbed to allow for more clearance to hopefully mitigate damage from the garbage trucks.

The next phase of the landscaping will start to be planned in the fall. This will address the building's perimeter on the side facing the pool and tennis court area. The new landscaping around the address rock will also be included.

Lastly, I'd like to recognize Jim Stewart for all his his work to procure the address rock and coordination with all the landscape planning. and implementation. Judy Stewart has also provided a lot of help with various landscape projects. A lot of this work wouldn't have been accomplished without their help. Thank you Bridget Searby for your help with the spring pot plantings.

Respectfully Submitted,
Sue Walker

Waterside 3 Website Committee Report

We have made a few changes to our website. The welcome picture is now a picture of our building. Some items have been relocated in an attempt to make things easier to find.

Until I learn more about the software I have been limited in making some changes that will make the website even more intuitive. Check back soon to see new content.

For now, to get into the owners private area, click on the word Owners at the top of the page. There is a drop down menu below that but clicking on the word Owners will take you to the password protected area of the site. You can also access it by scrolling below our building picture. There you will find a picture that says owners private area. Clicking there will also take you to the password request.

To get back to the home page from any area of the website, click on the Waterside 3 logo on the far left at the top of the page. To see a Table of Contents of the site, go to the bottom right corner of the home page.

We are currently working on getting pictures from the most recent social events posted on the site. If you have any pictures you'd like to submit, please email them to janetmarkelz@gmail.com.

WATERSIDE III POOL COMMITTEE REPORT **March/April 2022**

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

Item 1: SPA Repairs

I met with two officials from **Commercial Pool and Spa Specialists (CPSS)** on 2/19/22. Led contractors on a tour of the mechanical area to assess problems we were having with the spa.

Noted that the spa pump had been removed, Robert from CPSS examined the pump, reinstalled it and turned it on. Several problems were noted with the existing equipment for the pool. Contractor committed to forwarding a proposal for the repair or replacement of specific equipment where problems were noted; a proposal was promised following the visit.

On **2/21/22**, the CPSS proposal was received (**\$3,270.57**), it was compared with that received earlier from **Tri-City/Pool Troopers (\$6,202)** and the CPSS proposal was coordinated with the WS III and WS IV Presidents and accepted.

Item 2: New Pool Maintenance Contractor

On 3/9/22 a new contract for the maintenance of the WS III/IV Pool and Spa was signed with **Mid-County/Commercial Pool and Spa Specialists**. This contractor will replace that with **Poolman Pools**.

The new contract commenced on 4/1/22 and now encompasses 5 days of service per week; I met with Robert of CPSS at the start of his engagement as our contractor and he informed me that he would keep an eye on the spa pump and replace it as soon as it begins to fail. In addition, I was told that he would check the spa jets for any malfunction and replace parts as needed.

Hounshell Social Committee Report **April 19, 2022**

Good morning.

We would like to thank all those who participated in our three March events. All were very well attended and a lot of fun. We would also like to thank our volunteers, Renate, Linda and Patti for helping us decorate for all of these parties.

Our Easter Brunch was also very nice and as usual, the food was wonderful and we would like to thank Wendy and Lisa for their help on this event.

If there are enough interested folks around, we plan on having our Cinco de Mayo party on May 5th and will purchase food from Iguana Mia. Cost to be determined. Please look for the sign-up sheet and sign up asap.

Friday night cocktails are ongoing.

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

Laraine Yeatman - Judy Stewart
Co chairs

Patty VanGorder
Sue Walker

EBIA Report (April 19, 2022)

There was an informal EBIA Presidents meeting on Mar 22, 2022. The purpose of this meeting was to try and get the different EBIA associations talking and exchanging views in an effort to help each other with problems or contractors. Unfortunately, I was unable to attend this inaugural meeting but Jeff Lievense was able to and did a great job. On March 24th EBIA had a special board meeting here are some highlights of this meeting.

- President Jim Domres reported that just days ago Fort Myers Beach granted our permit for the amenities on the Bay Beach Commons.
- Jim Domres noted that we held our first informal President's Council meeting and it was a great success. It is hoped that by the different associations informally communicating and exchanging views on common issues and current contractors we could help each other.
- We have updated how EBIA members can get through the WMA Gate. Owners must show a FL drivers license with an EBIA address or have an EBIA parking pass hanging on their mirror. There is no available parking on WMA property so the pass is a drive on drop off pass only.
- In an effort to resolve some of the illegal parking in the EBIA parking lot the BOD approved the following procedure. Unattended vehicles will have a notice placed on them for the first offense, license plate will be recorded. Repeat offenders will be reported to the EBIA BOD for further action which may include towing. Attended vehicles will be notified that they are not allowed to park. No further action will be performed by the EBIA staff. If an attended vehicle does not leave then staff will inform the EBIA BOD and they will determine what action is to take place.
- Sue Patton then provided a lengthy presentation regarding the entrance to BBL and vegetation along the roadway. The BOD then stated that the landscape committee could proceed with the proposed enhancements since they fell within the overall budget for landscaping; with the additional approval to move to Pelican as the new landscaping contractor.
- Gordon Curran then presented a very thorough and concise Amenities Committee report. In summary we will start with 2 tennis courts, 4 pickle ball courts, 1 bocci ball lane, varying golf assets within 5,000 sq ft; and our berm and crushed limestone walking path. There will be no toilette or additional parking in

this phase. MOR Sports Group has been selected to be the contractor to perform and manage the project. Their quote was \$626,222 dollars but does not include the cost of shade structures and driving cage. An updated quote is in the works to add these items and will easily fall in line with our \$1.25 million budget. MOR says they will start the project in April and unless there are weather issues they should complete it in 90 days.

- Some housekeeping was addressed by our attorney and approved by the BOD. An old easement held by the county allowing water drainage on to the EBIA property through Santa Maria and Dolphin Point was returned to EBIA via a Quick Claim. In turn EBIA needs to release this right of way to Santa Maria and Dolphin Point via a Quick Claim.

As was emailed to all owners on April 5th, EBIA had a ground breaking on Bay Beach Commons to start the construction of Phase 1 amenities: Tennis, Pickleball, walking path, Bocce and Golf. Contractor estimates a 90 day conclusion to this project.

Bob Carran was kind enough to attend the April 12 EBIA meeting since I had a medical issue and couldn't make it. Bob provided me with a thorough update on what transpired at the meeting. Here are just some highlights.

- Our loan for \$750K to cover the cost of the amenities has been obtained.
- The heavy pickle ball interest prompted the BOD to move forward with adding two more courts in this phase of the project. We are in communication with the town to get approval for the additional two courts.
- Pelican landscaping company's bid for our required removal of invasive trees was accepted for \$9,910. The BOD also approved their bid to perform landscaping; it was \$6,000 less than Everyday landscaping as well as \$2,500 for a butterfly garden.

Other issues were discussed and will be for further discussion at the next meeting.

Respectfully submitted,
Pete Yeatman, W3 Voting Representative

FITNESS ROOM ANALYSIS

The report based on the survey last year was lacking important information required for your Board to make an informed decision affecting the whole building. Therefore, a second survey was taken to provide that understanding.

Second Survey

Last year you were requested to complete a survey on the Fitness Room. Again, we wish to thank everyone who provided their opinion on this informative piece of work by the Fitness Room Committee. In order for the Board to make the best decisions possible for our community, we would like to get a better feel from all of our residents about some basic issues not part of the initial opinion survey. The Board will use this

information to determine the scope of any project, if they are initiated, how much to increase fees or to use other forms of funding.

1. Would you like to see the Fitness Room become more like a Gym or just upgrade the facility?

13 Gym 9 Upgrade 16 Maintain at current level

2. How much additional money are you personally willing to pay for the Fitness Room?

15 \$0 5 \$100 6 \$500 7 \$1000 3 more

3. How would you like to fund your personal additional charges?

8 Add to 4 Qtrly payments 10 Spread over three years 7 Special Assessment (one time payment)

Unit Number _____ Date _____

Please return the completed survey by February 28th.

22 Owners did not respond (DNR)

We contemplated doing personal emails or calls to the 22 DNRs; but felt that we had enough data and the DNRs had three possible reasons for not responding:

1. Forgot
 2. Don't have any interest
 3. Don't want their vote to get out and offend a group or individual
- Since these owners didn't respond taken as a group these DNRs don't have a strong opinion one way or the other. So it can be said that they are between the extremes between Gym and Do Nothing and \$0 and more than \$1,000.

The largest responses were:

1. Maintain at current level
2. Spend no additional money
3. Spread any average new costs over 3 years

Where does that leave us:

We have a segment of our neighbors who have a strong desire to see some improvement to the equipment we currently have; and a significantly larger segment with little or no interest. Added to that, they have little interest in spending their money. However, they do show that they are willing to contribute some funds for the harmony of the building. The combinations of responses are obvious; owners who want to

maintain the fitness room want to spend little or no additional personal funds and those who want a gym want to spend larger sums of money.

As recommended by the committee, we are replacing the failing Elliptical Machine out of replacement reserves. Based on economic forecasts and a heads-up on unbudgeted increases in insurance, this year's budget will be very tight and next year's will probably see an increase in the budget like none we've had previously. However, we are still making every effort to find funding in this year to purchase the two most important items the Fitness Committee sees for the room: an additional weight bench and additional weights. If things are not as drastic as the pundits predict and we find this and more additional funds this year we will work to obtain some or all of the rest of their Phase 1 of Phase 3 proposal: a floor mat and a spin bike. If our efforts fail to complete these objectives this year we should target these items for next year.

Using the results of this owner survey unit increases of up to \$100/unit spread over three years for fitness room enhancements could be considered acceptable to most owners. Even though we anticipate a significant increase to the 2023 budget based on inflation and insurance costs I think the Finance Committee should bring to the BOD alternative budgets to select from; one containing a modest increase for the fitness room equipment. The BOD can then select a budget to send to the owners. It is my hope that any budget the BOD selects does not have to go out for an owner vote because it is too excessive.

Waterside III at Bay Beach Condominium Association, Inc.

NOTICE TO ASSOCIATION MEMBERS OF MEETING OF THE BOARD

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of Waterside III at Bay Beach Condominium Association, Inc. will be held at the following date, time and place:

Date of Meeting: 19 April 2022

Time: 10:00 AM

Place of Meeting: Waterside III Social Room.

AGENDA

1. Call to Order
2. Proof of Notice.
3. Establish a Quorum.
4. Read and approve minutes of the February 15th BOD meeting
5. President's Report.
6. Treasurers Report
7. Property Manager's Report.
8. Standing Committees Requesting to submit reports:
 - a. Landscape
 - b. Website
 - c. Pool
 - d. Hounshell Social
9. EBIA Affairs
10. Old Business:
 - a. Building Access Committee and Adjusting Membership of Standing Committees.
 - b. Fitness Room Update Discussion
11. New Business: No New Business
12. Sales & Leases – Ratify Approved Sales and Leases
13. Comment and discussion by unit owners.
14. Adjournment.