

Waterside III Condominium Association



President's Newsletter

August 31, 2022

We're approaching September, the peak of hurricane season, with our fingers crossed. Here are just a few updates.

- September 22nd is when we will have the common area rugs cleaned, so start planning on bringing in, or have your Home-Watch person take in items you have on the rug. We will also clean the garages in September and prior, the PM will provide a heads-up on the dates so cars can be pulled out.
- The lease application fee is increasing from \$100 to \$150 for first-time renters. All applications must be complete and submitted at least 20 days prior to requested occupancy. Please remember all leases are for a minimum of 30 days; any compliance failures will result in loss of lease privileges.
- The building entry door re-keying process will take place this October. If you have not submitted your form with a check for additional keys, beyond the two free keys, please do so prior to the end of September. That way all your keys will be available for you during key distribution on October 5 & 7, 10:00 – 12:00 in the Social Room. Keys will only be provided to owners or persons designated in writing by an owner. The tentative date for the actual door re-keying is October 16, so don't throw away your old keys until you are sure you can get in.
- The broken curbing by our pool entrance has been repaired and re-shaped in hopes that our trash disposal trucks can now more easily turn the corner without running over our curb.
- Even from Michigan, Sue Walker has diligently worked to upgrade our landscaping with the assistance of several owners onsite. We plan to continue with this effort that started over a year back. Those who haven't seen our new address rock will be impressed. We hear many compliments from other buildings. WMA is changing how landscaping around the pool will be handled and managed. Sue is taking the bull by the horns here also.
- Gordon Curran, an EBIA Board member and chair of their Amenities Committee, is moving away and resigning from both positions upon his move date. We have pushed to have Chuck Pestow placed on the Amenities Committee to be able to take over when Gordon leaves. We know Chuck's talents will be put to good use and are desperately needed there.
- There is nothing new to report on the Bay Beach Commons amenities project. Finding a contractor to do earth moving has become a challenge. The current construction climate and labor shortages haven't helped any. We're hoping that Chuck can help push this along. EBIA did put a new sign up on Estero Blvd. for our beach access.

- Recently a contractor decided to put an 1800 pound piece of equipment in one of our elevators. They did hang the pads and even placed cardboard and plastic on the floor. The result was still broken tiles. If direct replacements cannot be located, not just one elevator will have to be retiled, but both so they match. We have had the elevator inspected and tested to make sure it was not over stressed. The owner will be responsible for all costs. If you can't be on-site during any major contract work then you must designate your Home-Watch or some other responsible person to oversee and manage on your behalf. Please communicate with your contractors and if they plan to do something that doesn't make sense, or use something greater than a man portable power tool, tell them to check with the PM before they do anything. Also, make sure any contractor you use for any work has the latest copy of our "Vendor's Do's and Do Not's".
- WMA has asked us if we would provide two parking spaces dedicated for EBIA fishing pier users. Our BOD turned down a similar request ten or more years ago with the determination that any problems that presented themselves would be our problem and not handled by WMA. Our current BOD will discuss their new request at our next meeting. If you have any thoughts or comments please attend or make your views known. Most other Waterside Associations have agreed to provide spaces.
- Please post your reviews and comments about Restaurants and Vendors on our website. This is one way we can help each other. Having our last reviews from 2018 and 2019 isn't that beneficial. I know people are using contractors, I can hear them, they can't all be bad and if they are it's just as important. Restaurants in this area are like mushrooms - here today and gone tomorrow, if you run into a good one or a terrible one please let your neighbors know.

Well we hope to see you soon so hurry back.

Respectfully submitted,
Pete