

**WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE BOD MEETING
July 10, 2024 10:00AM**

1. **Call to Order:** The meeting was called to order by Pete Yeatman.
2. **Proof of Notice:** The meeting agenda was posted on the bulletin board on Saturday, July 6, 2024.
3. **Establish a Quorum:** Pete Yeatman and Scott Kitkowski attended in person; while Donna Kaiser and Joel Wilmoth participated electronically. A quorum was present.
4. **Read and approve minutes of the May 16, 2024 BOD meeting.** Scott Kitkowski made a motion to waive the reading of the minutes, Donna Kaiser seconded the motion and it was approved.
5. **President report.**

Pete read the president report which expressed appreciation for all the effort that has been done these past months and touched on the tasks that have been completed and some that are underway. Several of those topics will be reviewed in more detail at this meeting.

A copy of the report is attached.
6. **Treasurer's report.**

In Jeff's absence, Joel read the report that Jeff had prepared. He highlighted the financial updates including:

 - operating expenses are under budget by \$21K
 - the net cash position is \$867K
 - The reserve fund balance is (\$317K)
 - the main uncertainty going forward is the expense to repair storm damage to building windows

A copy of the report is attached.
7. **Property Manager's report.**

Sylvie read the report which touched on items including but not limited to:

 - requirements mandated by the state for a Structural Integrity Reserve Study to be done before the end of the year
 - a change of insurance companies
 - dryer vent cleaning, and
 - the addition of a handicap parking spot,.

A copy of the report is attached.
8. **Standing Committees Requesting to submit reports.**
 - a. **Facility Committee**

Scott related the facility report citing 83 issues identified by/to the committee; many of them have been resolved. He highlighted an inspection of unit water heaters showed many have fittings that are older and deteriorating and urged owners to look closely at

theirs. There are also plans for the booster pump to be setup with a pressure switch so a loss of water does not cause the pump to fail. The committee is participating in the e-mobile device setup.

A copy of the report is attached.

b. Risk Committee

The committee has reviewed and filled out the risk list and Scott related 20 items were added; already several have been resolved.

A copy of the report is attached.

9. Old Business

a. Hurricane Readiness

Scott displayed the readiness list to participants calling out that owners should review the list and pay particular attention to items 2 - 5 which are resident responsibility.

When residents will be gone for extended periods:

- do not leave perishable items in the fridge or freezer
- ensure windows are latched and sliding doors are locked and latched.

He identified an issue that occurred recently. There had been power glitches where the power would go off and then on and power would transition from normal to the emergency generator and then back. In one case, the transition back from the emergency generator failed and the building was without power for the emergency items. Paragon, the company who maintains the generator, was called and the issue seems to be resolved.

The complete list for hurricane readiness is attached and will also be posted on the Waterside3 website.

b. Lobby Update

Scott began the update with a review of the designer's history and experience. He elaborated on the pictures displayed describing the ideas and including descriptions of the materials being considered. He reviewed the straw poll results for cost appetite, the items of interest sheet that showed the priority of changes owners would like to see, and a spreadsheet that showed costs of items considered for selection so far.

The next steps were explained. Lastly, he provided a timeline to move the project forward. He explained the billable hours with the designer are completed at this time. The Power Point of the lobby presentation is attached.

Questions/comments:

Pete asked: Is the floor tile being proposed of commercial grade? Response: yes.

Pete asked: Are there corner protectors on the walls and doors in the back areas?

Scott said they they are planned for the garage and trash doors, but would follow up on corner protection on all corners, including all walls and doors.

Janet Markelz commented the proposed floor tile is a better fit than LVP flooring would be, given the heavy equipment that gets dragged through the lobby.

John Schroeder commented the proposed approach looks really good and will add to the value of the building.

10. New Business:

a. Approval of Rules and Regs.

Pete recapped the document of rules and regulations for the association had been reviewed and updated. He asked for a motion to approve the modified version. Scott made the motion and Donna seconded. The motion was approved. The modified list of Rules and Regulations are attached and will be posted to the Waterside3 website.

b. Transfer Funds to Reserve Account

Joel made a motion for the board to approve the movement of \$400K from the operating fund to the reserve fund, specifically the roof replacement line item, to provide a positive balance in the reserve fund of \$100K. Donna seconded the motion. The motion carried.

Questions/comments:

Pete clarified the need to transfer funds to specific line items in the reserve fund. Joel modified his motion and the revised motion was seconded.

c. Insurance

Pete recapped that much work was done by the property manager and risk committee to date to move forward with insurance coverages. Pete asked for a motion to accept the decisions made for insurance coverages that have been provided. Scott made the motion and Pete seconded. The motion carried.

Questions/Comments:

Scott provided a screenshot illustrating the change in insurance costs between 2023-24 and 2024-25, with the exception of the property insurance, was approx. \$2K. He then showed a second slide and delved into the property insurance history for 2023 and 2024 in more detail. The net result is the 2024-25 property insurance cost on the building TIV (total insurable value) of \$24M with a 5% deductible is \$278K. The slides illustrating the insurance costs are attached.

Scott shared a bit of the history and progress made with the public adjustor (Merlin Law).

To summarize:

- June 7 - a further inspection was done by Walker Consultation
- June 10 - the claim letter from Merlin Law was received by the insurance carrier
- June 21 - Merlin Law provided documents requested by the insurance carrier

Next steps:

- July 10 - a joint re-inspection with the insurance carrier and the public adjustor
- July 12 - the final report is due so the adjustor can create the state-required documents of damage estimates

Questions:

Asked: is this with the old insurance company or the new? Response: the old company.

Joel asked: what is a CRN? Scott believed it to stand for Claims Revision Notice.

d. Building Inspection and Owner A/C Modifications

Scott explained that included in the inspections done by the facilities committee, is an inspection of the roof. He explained about warranties and warranty maintenance which includes the need for a semi-annual inspection. Crowther, the company who performed our roof replacement, has a package that includes the necessary

inspections. Scott made a motion to approve the package with Crowther and Pete seconded it. The motion was approved.

Questions/comments:

Joel asked about the cost of the inspections. Sylvie responded \$1400/year.

Another aspect of the building inspection related to common area cooling. Scott explained an issue that was identified - namely that some floors' hallway areas are cooled to a lower temperature than other floors. The reasons identified for this gap are 3-fold:

1.) the unit vent in the hallway being closed

2.) the duct that should provide cool air to the hallway appears to have been disconnected, and

3.) while the duct is present, it is not setup to feed cool air through the duct.

He displayed a spreadsheet that shows, by unit, the status of the conditions. By comparison, buildings 1 and 2 have all lines connected to feed the common areas. Scott stated the decision was made that any duct change costs will be the responsibility of the individual owner. Sylvie provided the spreadsheet to Travis Refrigeration to see about quotes to resolve the various issues.

The spreadsheet showing the hallway cooling status by unit, is attached.

Question/comments:

Paul Martin mentioned that checks done a few years ago showed all common area floors to be in the upper 70's, so was questioning why is there a need to do anything? Scott responded the temperature disparity may be greater at times and that humidity needs be considered.

Joel made the observation that no units in stacks 5 and 6 are connected. An assumption is being made that those stacks were never connected at the building's inception.

The final issues raised from the building inspection relate to sliding door tracks that have been trimmed and picture window mullions (the supports between the panes) that have been cut back. Dr. Jain, the public adjustor expert, stated that reducing the sliding door track height can create a weakness in the door support or could increase chances of water intrusion during a significant weather event. He further stated that reducing the window mullions can impact the structural integrity of the window.

Next steps: The board will follow up on how to address these cases.

The spreadsheet showing which units have modifications to the sliding doors and windows is attached.

Question/comments:

Donna raised the question whether these conditions are something the insurance company would site in the event of a loss. Response: yes.

e. E-Mobile Devices (Bikes, etc) and Electric Vehicles

Pete related that owners have been provided proposed rules for storage and maintenance of e-devices such as bikes, skateboards, and scooters. He asked for a motion to make those rules part of mandatory procedures. Joel made the motion and Scott seconded it. The motion was approved.

The rules are attached and will be posted on the Waterside3 website.

Pete referred to state requirements to comply with and accommodate the handling of electric vehicles. Discussions with FP&L have begun - the company stated a new transformer will be needed (approx. \$80 - \$100K) along with new electrical panels. Contractors are being sought for work efforts for charging. Basically we are in the discussion process. A first draft of procedures has been written. The draft is attached.

11. Sales and Leases - Ratify Approved Sales and Leases

No Sales.

Leases:

Unit 3P2 leased to Donnie and Cindy Byrd from July 15, 2024 to July 15, 2025

Unit 3H1 leased to Daniel and Elaine Arsulowicz for February and March 2025

Unit 374 leased to Jack and Janet Matthys from January to April 14, 2025

Pete made a motion to ratify the leases, Donna seconded, and the motion passed.

12. Comment and Discussion by Unit Owners.

Rainy Kitkowski mentioned for Jeff Lievense's attention that mailings to Waterside III from our accountants, Myers, Brettholtz and Co., do not separate addresses for the 'P' and 'H' floors but rather describe them as 'PH'. This has caused issues for owners on those floors. Sylvie will mail the Waterside III mailing list to M&B. Joel said Kerry from M&B is aware of the problem and changed the addresses. He will confirm this has been completed.

13. Adjournment:

A motion was made by Donna to adjourn, Scott seconded, and the board agreed to end the meeting.

President's Report

(July 10, 2024)

We have a rather aggressive agenda today since we've delayed this meeting until we could get something to propose for our lobby. We'll be working on updated Rules and Regulations, insurance, Altieri's progress, hurricane readiness, e-mobile devices and EV's and more.

Once again I need to thank my fellow Board members (especially our VP Scott), Sylvie and Paul for filling in for me during my personal health issues.

Part of the process of getting things to the new post Ian level is incorporating the new state and local requirements including their inspections. This has revealed some issues that will need to be rectified.

The building's architect designed this building so that each owner on every floor contributes to the air conditioning on that floor's lobby. During inspections, it became evident that some units have altered or disconnected their AC system from the lobby. This will need to be corrected at the unit owner's expense. Additionally, some unit owners have cut the water barrier at the base of the sliding door sill that the builder was required to install. Florida law has every owner responsible for any water damage to their unit irrespective of the cause, except for gross negligence. Cutting the water barrier is considered "gross negligence" and the owner will be responsible if there is any water damage to another unit or association property from such action. It is recommended that you check with your personal insurance company to see if this mitigates your coverage in your policy. Additionally, there are some units that have made other unauthorized modifications that will need to be addressed.

After the collapse of the condo in Seaside Florida we had an engineering company come and inspect our building. Structurally, our building is sound. We had them come back after Ian to check, and again the building is sound. Florida now requires that we do a more aggressive structural survey (SIRS) this will take place shortly. Following the survey they may suggest things for which we will be required to initiate a Reserve Account. This will be a unique reserve and not associated with our current Pooled Reserve Account.

We have many new owners since Ian while we were operating under either emergency procedures or when enforcement of rules or policies might have been lax due to addressing major problems with the building. We are now beyond this period and we ask all owners to make sure they are fully conversant with our Documents, Rules and Regulations, as well as all procedures in place by Property Management.

With the exception of possible funding for lobby re-design we do not foresee any additional special assessments in the foreseeable future. I need to once again thank the team for their hard work these last two years. Many associations on Fort Myers Beach have not come anywhere near what Waterside III has accomplished for its owners.

Respectfully submitted,
Pete

**Waterside III at Bay Beach Treasurer's Report
July 10, 2024**

This report was shared in advance with the Crisci Finance Committee members (Joel Wilmoth, Connie Shepherd, Tom Kaiser, Charlie Eck), our Myers Brettholtz accountant (Kerry Johnson), our property manager (Sylvie Gauthier), and the Board.

Financial Summary

The most recent financial statement is May 2024.

- Operating fund balance is \$1,399,882.04.
- Reserve fund balance is (\$317,139.12).
- Operating revenues through May were \$1,555,913.85 compared with the budgeted \$262,687.10. This is the result of recognizing the SBA loan disbursements totaling \$1,250,000 and an insurance claim of \$152,513.00 (to be used to replace breakers and panels in our fire control system).
- Operating expenses through May were \$240,747.78 compared with the budgeted \$262,687.10. The main variances were property insurance (under-budget by \$21,564.27); building repair/maintenance (under-budget by \$2,911.19); fire equipment repairs/maintenance (over-budget by \$3,505.54); grounds repair/replacement (over-budget by \$10,180.06); payroll (under-budget by \$3,858.30); storm damage (over-budget by \$10,200); and SBA loan payment (under-budget by \$15,500).

Comments

Our net cash position at the end of May was \$1,126,860.30. At present (July 7), it is \$867,532.56. The reduction since the end of May is due to payment on June 3 of our annual property and other insurance premiums of \$278,303.80. Last year's insurance special assessment of \$400,000 has now been spent. Most of our cash (currently \$719,592.06) is earning 5% interest in a Fidelity account.

The current reserve fund deficit is a consequence of assigning certain storm repair expenses (mainly the roof replacement) to the Reserve fund while assigning the entire SBA loan disbursement to the Operating fund. Accordingly, a motion will be made at the July 10 board meeting for the board to approve transfer of \$400,000 from the operating fund to the reserve fund. This will result in a positive reserve fund balance of about \$100,000 at the end of July. We'll make an additional transfer to the reserve fund in the Fall after completing Florida's required Structural Integrity Reserve Study and our own comprehensive reserve study.

The grounds repair/replacement variance was due to un-budgeted costs for painting light poles (\$5,150), front island drainage (\$4,352.48), and landscaping (\$1,314.00).

The storm damage variance is due to repair expenses (roof lightning protection and landscape fountain) covered under the SBA loan.

The SBA loan payment variance is a timing matter and will balance out in future months.

Outlook

Our \$300,000 line of credit with American Momentum Bank has been extended for to mid-year 2025 as a safety net. The main uncertainty going forward in our finances is expense to repair storm damage to our building windows.

Respectfully submitted,

Jeff Lievense, Treasurer

PROPERTY MANAGER'S REPORT (4-16-24)

- The **dryer vent cleaning performed every other year** has been completed although it took longer than anticipated. This consisted of every unit dryer vent except for the stackable dryer/washer, every common vent per stack located on the roofs and one on the ground level located in the garage and under the carport by the back doors. For those of you who had issues prior to the cleaning should let me know if the problem persists.
- **Mill & Pave:** An email was sent with details. This project should be completed by end of the week except for the upfront pavers that will be coned off for 2 weeks to prevent markings. In order for Paramount to submit for permitting the new code required an additional handicap parking spot be added. This will be located by the current one by the pool.
- **SIRS:** Structural Integrity Reserve Study a new mandate by the state to be performed prior to end of this year brought about from the Surfside building collapse relating to the structural integrity and safety of the building. The components on the SIRS must be separated from the current reserve items but can be pooled together which includes the roof, load-bearing walls, fireproofing and fire protection systems, plumbing, electrical and windows that the association is responsible to maintain, waterproofing and exterior painting. We expect an onsite visit from the engineer to perform this study and milestone inspection sometime in August. The board will receive a draft copy for their review. We will then set up a meeting with the engineer to go over the study. The law also requires a study be performed at least every 10 years. The prior report from TRC does not conform to the new milestone requirements. The **milestone inspection** is a comprehensive structural evaluation of the building conducted by a licensed professional Engineer or Architect. This evaluation includes critical elements such as load-bearing walls, primary structural systems, and other components that contribute to a building's overall structural stability.
- **INSURANCE:** fortunately, the association's agent, USI was able to secure layered property insurance for \$278,304 with a 5% deductible for the building value of approximate \$24 million instead of Citizen (insurer of last resort for wind only) would need to be paired with another policy for X Wind for \$299,460. The total for property only ended up being approximately \$24K over what was budgeted for the year. Scott will go over it in more details in his risk committee report.
- The **receiver for the west garage** door needed to be replaced.

RATIFY SALES & LEASES

SALES: NONE

LEASES:

Unit 3P2 leased annually to Donnie & Cindy Byrd from July 15th 2024 to July 15th 2025

Unit 3H1 leased to Daniel & Elaine Arsulowicz for Feb & Mar of 2025

Unit 374 Jack & Janet Matthys from Jan to April 14, 2025

Facility Committee Report

(Scott Kitkowski, Walt Estep, Doug Chyna, John Schroeder)

The monthly Facility Committee inspection sheet continues to be utilized to inform Paul and Sylvie of potential issues and to get them repaired. Thanks to John and Walt for completing June's inspection

- To date this year 83 issues have been reported on, MANY are completed
 - Seeing units with deteriorating water heater fittings
 - Quick notification of stairway lighting
 - Smoke detectors still taped over
 - Condensate issues
 - Open J boxes or fittings
 - Booster pump
- Participating in the E-Mobile devices
- Unit audits

Risk Committee

- One of the President or Vice President	Scott Kitkowski
- One of the Treasurer or Assistant Treasurer	Joel
- The Property Manager	Sylvie
- Resided in the building for many years.	John Fry
- Another owner.	Richard Mckissock

- The complete committee met in May, and we now have 20 items on our list - an increase from the previous file.
- A key to this was getting our insurance policies renewed and a copy of the new policy, which we are in the process of completed to be done by 7/30/24
- Joel is covering commercial and general Liability issues in the risk review

Hurricane Readiness

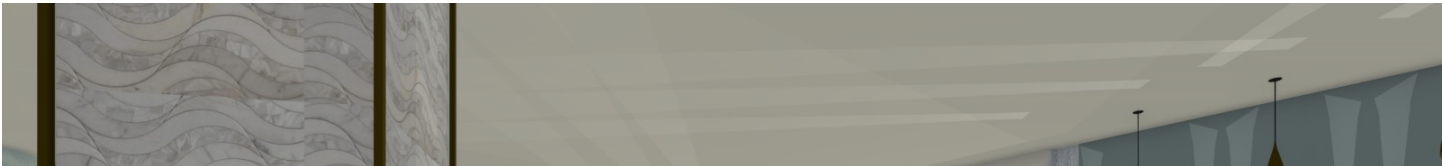
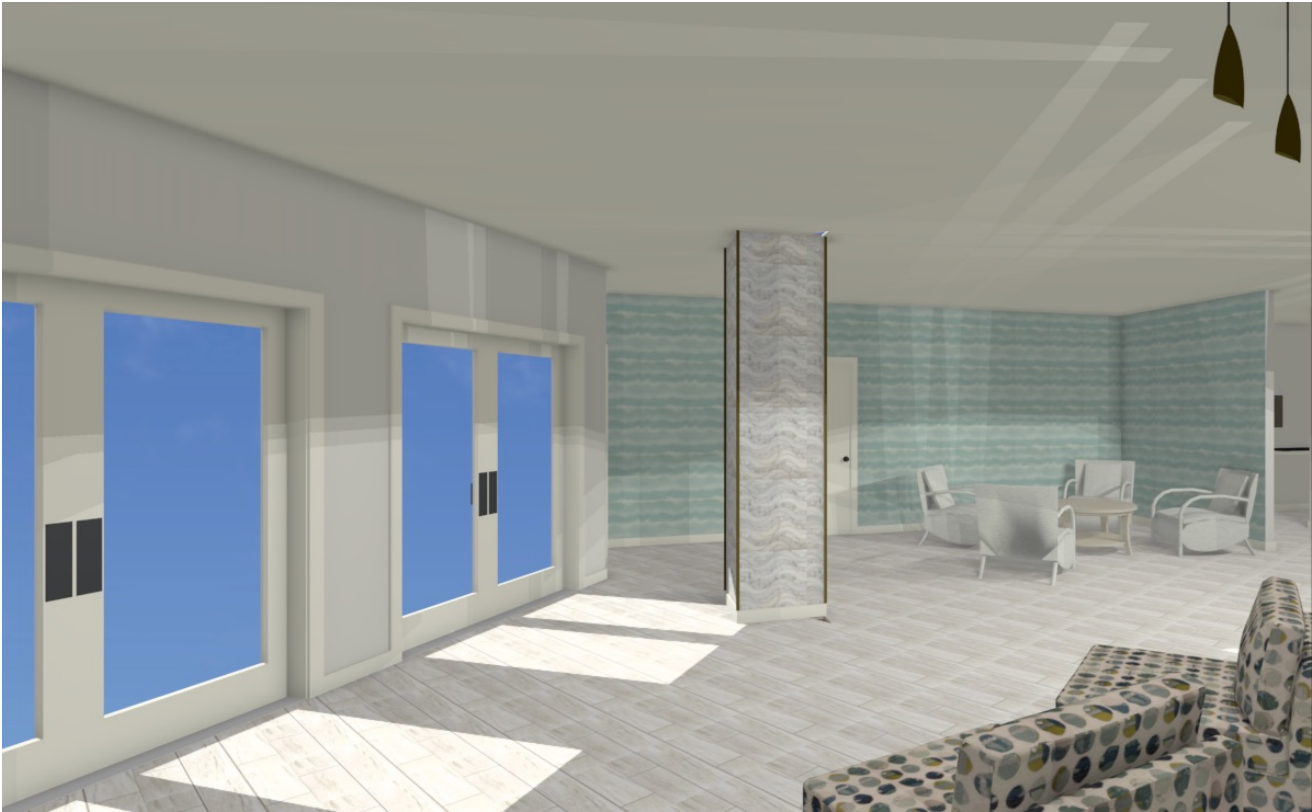
When	Item #	Description	Responsible	
Prior to Hurricane season (end of May)	1	Send out the Hurricane readiness plan to all residents as a reminder	BOD	Sylvie
	2	All residents are advised to not keep perishables such as (frozen meat / fish, ice-cream etc.) in their refrigerator/ freezer if they leave for the summer / Hurricane season	Residents	
	3	All residents with 1st floor large lanai's are required to remove all furniture from their uncovered Lanai area if they leave during summer / hurricane season.	Residents	
	4	All residents without shutters are required to remove furniture from their lanais when they leave during summer / hurricane season. All residents must unplug and remove electrical items on lanai's when they leave during Summer / hurricane season.	Residents	
	5	All residents are required to check to insure that their windows are fully latched and sliding doors are closed fully and locked if they leave for any extended time during hurricane season	Residents	
	6	Hurricane panel bolts should be trial fitted into all anchors on the doors for WS3	W3M	Facility committee and Paul
		Hurricane anchors should be lubricated with some type of anti Seize such as Never Seez as the bolts are test fitted	W3M	
		Return bolts to identified storage area	W3M	
	7	Perform a trial run of generator where it actually switches the power to the building	W3M & FC	End of 2023
		No one should be allowed to use the elevator during this test	W3M & FC	
		Flip breaker off for the emergency panel, generator should start, transfer switch should activate and power up emergency panel	W3M & FC	
Turn breaker on to the emergency panel, ASC transfer switch should switch back, generator will continue to run until it is cooled down		W3M & FC		
8	Check diesel tank level for generator and fire pump	W3M & FC	Scott	
9	Set up a contract with a company to provide Hurricane recovery service "just in case"	PM		
10	Lubricate all first floor exterior locks	W3M	Larry	
11	Roof inspection	FC & W3M	Facility Committee (SK)	
	Perform an inspection of the roof for any materials that are laying on the roof	FC & W3M		
	Check all HVAC racks to insure that all AC units are appropriately fastened to the racks	FC & W3M		
	Check all roof drains to insure none have debris plugging them	FC & W3M		

Failed on July 1, 2024, Paragon is being contacted to work on the ATS



LOBBY FINAL MATERIAL SELECTION



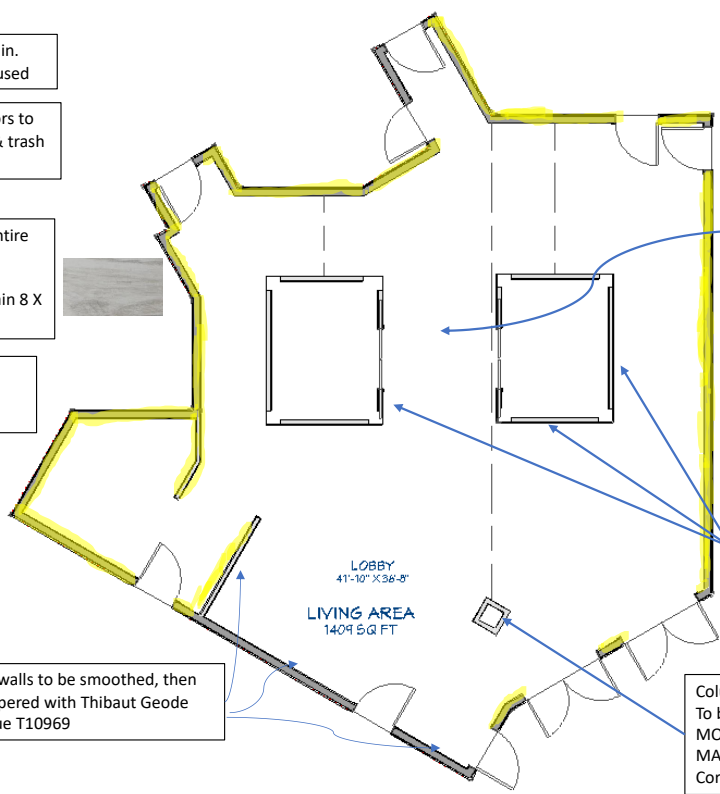


All crown molding to remain.
All base molding to be re-used

Clear wall corner protectors to be installed at all garage & trash access doorways

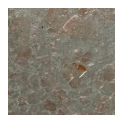
Floor tile to be removed entire lobby and elevators.
Replaced with Providence Bianco wood plank porcelain 8 X 32

Walls to be painted snow white shown on print with yellow highlight



These walls to be smoothed, then wallpapered with Thibaut Geode Spa blue T10969

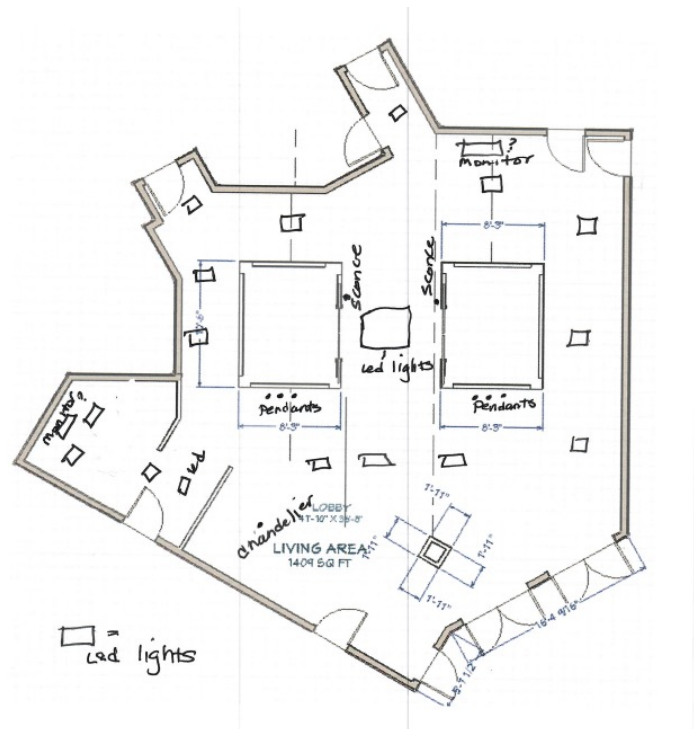
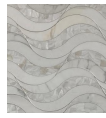
Elevator ceiling
Soffit to be removed and tray ceiling installed with crown molding where indirect led lighting will be installed
Ceiling to be smoothed then wallpapered with Vahallan Crystalline Amazonite



Elevator walls (8 total) to be smoothed
All corners to have 6 inches of Dream pearl Polished glass tile, with Gold Schluter corner and edges 1/2"
Walls Between tiles to be painted light aqua-blue



Column
To be tiled with HYDRA II CALACATTA MOTHER OF PEARL WATERJET MARBLE MOSAIC
Corners to be Gold Schluter 1/2"

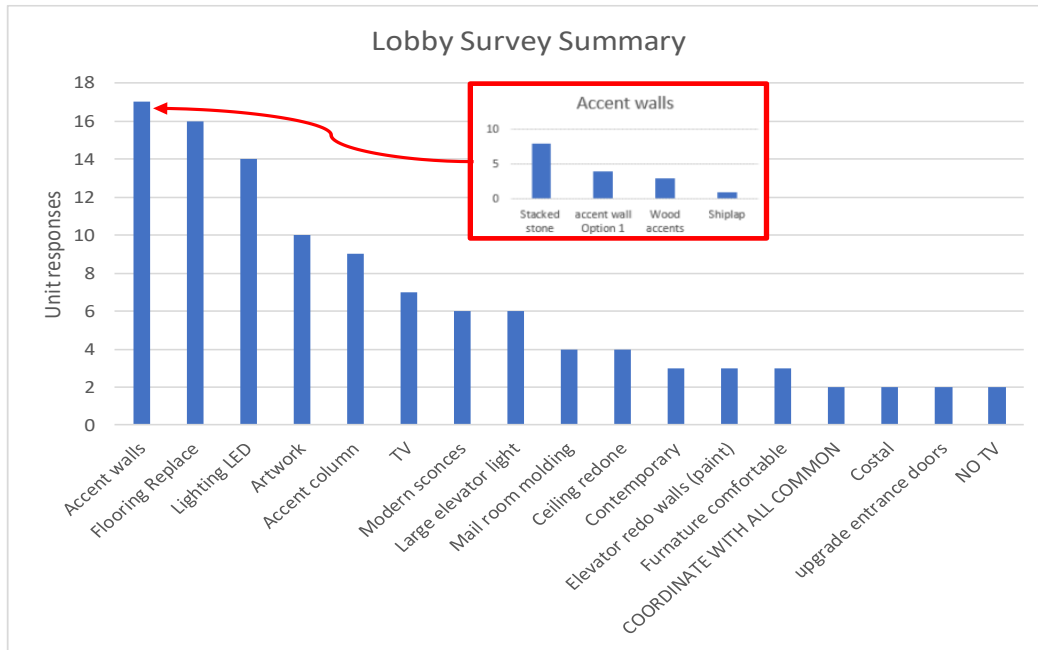


					Price of tile per SQ FT	material cost	Removal of Tile (assume average of 4.5 per SQ ft)	Installation of tile 7.00 - 10	Total floor cost		Actual estimate remove	Actual estimate install	Total cost	
Tile work	Floor	Assume 1562 SQ ft for lobby and elevators + 10% scrap = 1718 SQ ft	1718											
		Providence Bianco wood plank porcelain	8X32	Floor and Décor	2.99	\$5,136.82	\$7,731.00	\$12,026.00	\$24,893.82		\$27,500.00		\$32,636.82	
		Grout Mapei ultra color plus 5014 Biscuit	12	Floor and Décor	19.94	\$239.28							\$239.28	
	Column	Assume column is 2' square and 9' tall = 72 sq ft +15% scrap= 82 SQ FT	82											
		HYDRA II CALACATTA MOTHER OF PEARL WATERJET MARBLE MOSAIC	14X16	Floor and Décor	59.99	\$4,919.18		\$820.00						\$5,739.18
	Elevator walls	Assume corner is 6" X 9' tall 16 spaces = 72 sq ft 15% scrap - 82 sq ft or 18 pieces per side = 288 pieces	82											
		Dream -Pearl Polished glass tile	3X12	Floor and Décor	15.96	\$1,308.72		\$820.00						\$2,128.72
		Misc corner boards, grout etc					\$1,000.00							\$1,000.00
		Removal and reinstall base board							\$2,500.00					\$2,500.00

			Sq Ft	Manufacturer	Material Price per Sq Ft	material cost	Smoothing \$1.20	Painting (\$2.00 - \$5.00) \$4.00	Install wallpaper (\$3.00 - \$6.00) \$4.50	Other labor		info from prior bob quote	TOTAL Cost	
ceiling rework	Elevator vestibule	Modify elevator vestibule ceiling											\$0.00	
		remove soffit											\$0.00	
		install tray ceiling woodwork with crown molding to allow for LED lighting											\$0.00	
Mail room rework		Trim around mail boxes										\$1,000.00	\$1,000.00	
		Install TV on wall								\$100.00	\$400.00		\$500.00	
		Upgrade bulletin boards									\$200.00		\$200.00	
		Package area									\$1,500.00		\$1,500.00	
Furniture & art	Various	Miri Side Table (20")		Westelm		\$199.00							\$199.00	
		Cosmo Side Table (14.5")		Westelm		\$149.00							\$149.00	
		St. Maarten Tufted Bench		Robstucky		\$1,097.00								\$1,097.00
		School of fish set of 3 hand painted blue whale wall art	2	Etsy		\$436.00								\$436.00
		Other Art - only a budget at this point									\$3,500.00			\$3,500.00
Design				I Design Homes								\$7,500.00		
													\$87,519.16	
NOT FINALIZED FILLING IN YELLOW AREAS														
2nd Tier		Use LVP over Tile as opposed to Tile											-\$16,676.60	
		No Mail Room											-\$3,200.00	
		Total Second Tier											\$67,642.56	
NOT FINALIZED FILLING IN YELLOW AREAS														

3 levels – 3rd Tier \$35,000
2nd Tier \$87,000
1st Tier \$116,000

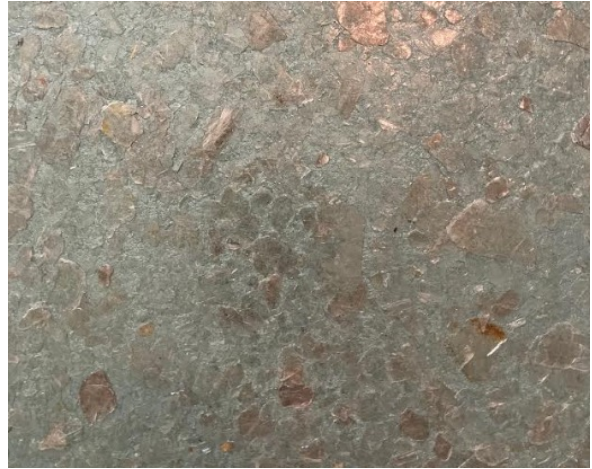
Items of interest for Lobby Renovation



FEATURE		Proposal 1		May 29 Proposal		July 6 update Proposal	
Accent walls	17	X	17	X	17	X	17
Stacked stone	8		0		0		0
accent wall Option 1	4	X	4		0		0
Wood accents	3		0		0		0
Shiplap	1		0		0		0
Flooring Replace	16		0	X	16	X	16
Lighting LED	14	X	14	X	14	X	14
Artwork	10	X	10	X	10	X	10
Accent column	9	X	9	X	9	X	9
TV	7	X	7	X	7	X	7
Modern sconces	6	X	6	X	6	X	6
Large elevator light	6	X	6	X	6	X	6
Mail room molding	4	x	4		0	X	4
Ceiling redone	4	X	4	X	4	X	4
Contemporary	3		0	X	3	X	3
Elevator redo walls (paint)	3		0		0		0
Furniture comfortable	3		0		0		0
COORDINATE WITH ALL COMMON	2		0		0		0
Costal	2		0	X	2	X	2
upgrade entrance doors	2		0		0		0
NO TV	2		0		0		0
Total	126		81		94		98
% of Total			64.3%		74.6%		77.8%
TARGET 106+	106						
% of target			76.4%		88.7%		92.5%



Floor tile



Elevator vestibule ceiling



Corner of elevator shafts all 8 corners



Column tile all 4 sides

Conversation area
wall paper



Next steps

- The backbone is there. It is tough to see colors on a monitor, need to see samples
- Finalize costing
- Finalize 2nd tier eliminating
 - Tile on Floor, put LVP over existing tile
 - Mail room rework
- Finalize 35K option
- Get at least two quotes from contractors
- Review at board meeting
- Special owners meeting
- If approved Start

WATERSIDE III, A CONDOMINIUM RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees and persons over whom they exercise control and supervision. No rule or regulation will supersede the provisions of the Association's Bylaws and Declaration. All owners are required to have read and abide by the Associations' Bylaws, Declarations and Rules and Regulations. The Waterside III Rules and Regulation are as follows:

1. BUILDING APPEARANCE AND MAINTENANCE

- (A) Unit owners, residents, their families, guests, employees, agents or visitors must turn off their main water input valve to their unit when it will be unoccupied for a period of 48 hours or longer. Failure to ensure water is turned off to the unit when it is vacant, per the Rules and Regulations will be construed as gross negligence.
- (B) Unit owners, residents, their families, guests, employees, agents or visitors must close and latch all windows and sliding doors when the unit will unoccupied for a period of 48 hours or longer. Failure to ensure windows and doors are closed and latched when the unit is vacant, per the Rules and Regulations will be construed as gross negligence.
- (C) The streets, sidewalks entrances, parking areas, lobbies, elevators, stairs and other common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, towels, footwear or any other object of similar type and nature be left therein or thereon.
- (D) No garbage cans, supplies containers, or other articles shall be placed in or on the walkways, driveways, hallways, lobbies and entryways, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways or entryways, or exposed on any part of the limited common elements or common elements. The limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
- (E) Personal property of unit owners shall not be stored outside their units or garage space except as provided in 5(B). However, owners may have a bench/cabinet or other statuesque type item in the vestibule area directly outside of their entry doors. To ensure that egress is not hindered, the vestibule is defined as follows: It is the area physically bounded by the condo double entry doors, extending out along the utility closet, and on the other side extending out along the hallway wall. No item can extend past the end of the wall boundaries into the hall or block a stairwell door. Finally, the hall egress pathway can be no skinnier than 54" (for stack 5&6 vestibules, this is an arc measured from the center wing walls).

- (F) No person shall sweep or throw any dirt, waste or other substances out of the unit or onto the common elements; or sweep water from their lanais.
- (G) Recycling, refuse and garbage shall be deposited only in the areas provided. All garbage must be bagged. Place all recyclables in bins located in the trash room. Only un-shredded paper cardboard, aluminum and steel cans, and plastics marked with the recycling symbols may be placed in the recycling containers – no plastic bags or Styrofoam. What to include and exclude is printed on signage over the bins. Crush or disassemble boxes before placing them in the paper products bin; all large boxes should be disassembled and cut up to place them into the recyclable bin, however boxes larger than 4' on any given side must be disassembled and laid on top of empty recycling containers. Bag and securely close all trash dropped down the chutes.
- (H) No unit owner shall make or permit any disturbing noises by himself, his family, employee, agents, visitors or lessees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio, any electronic device or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
- (I) No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.
- (J) No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of the units, limited common elements or common elements by any person without written permission of the Association.
- (K) No flammable, combustible or explosive fluid (including gasoline), chemical or substance shall be kept in any unit or limited common element, except those necessary and suited for normal household use.
- (L) Unit owner, residents, their families, guests, employees, agents or visitors shall not at any time or for any reason whatsoever trespass upon the roofs of the building, unless accompanied by an officer, Director or manager of the Association.

2. **ALTERATION OF CONDOMINIUM.** Unit owners are specifically cautioned that their right to make any addition, change, alteration of decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All additions changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans when requested or drawings and specification. The Board of Directors will approve such requests only if the Association is protected against, or indemnified as to mechanics liens and or claims arising from such work.

3. **EMERGENCIES IN OWNER'S ABSENCE.** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain passkeys to all units and storage areas. The locks of each unit and storage area are not to be changed or altered without providing

the Association with a duplicate key for entry during the time the unit is vacant. Any unit owner who plans to be absent from his unit for an extended period of time must prepare the unit prior to departure in the following manner:

- (A) In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units and utility closets. The locks of each unit and utility closet are not to be changed or altered without providing the Association with a duplicate key for entry during the time a unit is vacant.
- (B) Any unit owner who plans to be absent from his unit for an extended period of time (14 days or more, or a declared emergency) must prepare the unit prior to departure by removing all screens from windows, all furniture, rugs, electrical devices, plants, and other objects from around the outside of the unit, terraces and from lanais without closed approved hurricane shutters.
- (C) Each owner will designate a responsible caretaker to inspect and care for their unit: should their unit suffer any damage caused by storm, hurricanes, winds or other violent acts of nature, or to facilitate the repair or maintenance within the unit necessitated to remedy or prevent damage to another owner's unit or common property; or to remedy any situation arising with the unit that would diminish the quality of life of other residents. The Property Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will be an agent of the owner and during an emergency affecting the entire building notify the Association prior to making any entry to the unit during the owner's absence.
- (D) Each unit owner will be responsible for any cost incurred by the Association due to their or their caretaker's inaction, necessitating Association action.

4. **PETS.** The Owner of each Unit is permitted to keep no more than two (2) pets of normal domesticated household type (dog or cat) in the Unit, subject to all the provisions of the Declaration, only some of which are presented here. The Board may impose reasonable restrictions upon how and where pets may be permitted upon the common elements. Any pet which becomes a reasonable source of annoyance to the other residents may be required to be removed from the premises.

- (A) Owners are responsible for the cleanup of their animals. Animals are to be leashed or caged while on common property, inside or outside, and in no instances are they allowed in flower beds or shrubbery.
- (B) Pets may not be left unattended on limited common elements or common elements nor are they allowed in the pool or on the pool deck.
- (C) Owners cannot keep reptiles, rodents, amphibians, poultry, livestock, pit bull dogs or mixed pit bull dogs, or any other aggressive breed, as pets in their Unit.
- (D) Pets must be leashed, caged or carried under the owner's arms at all times while on the condominium property or association property outside of the unit, and the pet owner must immediately remove any droppings left by the pet upon the common elements.
- (E) Pets are not allowed in any rented unit.

- (F) Pets are not allowed in Guest Suites.
- (G) Guest's pets are allowed only if the unit owner is in residence.

5. PARKING OF VEHICLES AND BICYCLES. Only registered motor vehicles and bicycles may be parked on premises. Obtain a parking sticker for your personally owned car from the Property Manager; owners may also obtain a barcode for registered vehicles from the Waterside Management Association (WMA) Gate Attendant. Do not park or allow guest parking in others' numbered spaces.

- (A) Parking under the building or garage space has been provided for the parking of private passenger automobiles of the owners of each unit. These spaces are not intended for use by boats, recreational vehicles, campers, motor homes, trailers, commercial vehicles, commercial trucks or non-operational automobiles. No repairs of or maintenance of vehicles may be performed on the condominium property, except emergency repairs. Vehicles may not be washed in the parking areas, except in an area which may be specifically designated therefore by the Board of Directors. Because parking spaces are very limited in number, each owner is specifically cautioned that the Association may prohibit owners and/or occupants of any unit from keeping more than two motor vehicles on the premises on a regular or permanent basis. All vehicles parked in a garage or carport must be parked in the effective center of their parking space and no part of the vehicle or its contents may protrude more than six inches beyond the plane of the structural pillars in the garage or carport.
- (B) No bicycles will be allowed to be parked or stored on any parking space or Common Area except in the Association designated bicycle racks: one set located outside at the end of the carport area and a second small rack inside the northwest garage. These bicycle racks as designated by the Waterside Board of Directors are available for use by all residents on a first come first served basis. Only bicycles with a proper bicycle sticker may be parked in these racks; with the exception that if you have short term visitors or lessees who bring bicycles with them; they may use these Association designated bike racks during their visit. Bicycles must be removed from the racks anytime an owner leaves the property for two weeks or more. Garage owners may park bicycles between their vehicle and the garage wall or, hang bicycles on a floor to ceiling bike rack approved by the Property Manager that does not fix to the wall, as long as the vehicle meets the parking requirements. No part of a bicycle or mounting equipment may protrude into a neighbor's surface or wall space. Any bicycles that rest on the garage floor must be removed by the owner or care taker when the garages are cleaned.

6. GUEST SUITE PROCEDURES.

- (A) Guest Suites are Common Elements for the use and convenience of owners and their guests while the owner is in residence, and are not for public use. Unit owner must be present during the duration of his or her guest's stay at Waterside III; and should be considered an extension of their unit.

- (B) Only unit owner may reserve Guest Suites. At least one-week advance notification for reserving Guest Suites is required. Reservations will be made on a first come first serve basis, but not more than three months in advance of the reservation date. However, please be considerate of your fellow residents when making reservations well in advance.
- (C) All reservations must be made through the Property Manager's office by telephone, Fax, or in writing at 4198 Bay Beach Lane-Office, Fort Myers beach, Florida 33931. The Property Manager may assist in authorizing access for your guest onto the Waterside property.
- (D) The Guest Suite Use Fee is currently \$75.00 per day payable at the time of reservation by the unit owner only, and is subject to change without notice. The Use Fee shall cover costs for cleaning of the Guest Suite and laundry upon departure: wear and tear, remaking beds and utility usage.
- (E) The minimum stay for guest will be three (3) days and the maximum stay for guests will be seven (7) days unless specifically authorized by the Property Manger.
- (F) Please notify the Property Manager of any cancellation at least (24) hours prior to the arrival date. Fees are non-refundable.
- (G) The host unit owner will be responsible for any damage to the premises by the guest and for the guest's compliance with all applicable rules. Host unit owner shall inspect Guest Suite prior to occupancy by their guest and upon departure to ensure that windows are closed and latched, A/C is set as required and that there was no damage or misuse of the Guest Suite.
- (H) Unit owners are required to inform their guests that they must follow the Rules and Regulations set forth in the Condominium Documents. A copy of the Associations rules will be available in the Guest Suite.
- (I) Keys must be picked up and returned at the property management office by the unit owner during regular office hours unless other arrangements have been made with the Property Manager.
- (J) Payment for the Guest Suite must be paid upon making reservation, which shall be non-refundable.
- (K) These rules and procedures may be changed without notice.
- (L) Check-in time will be 3:00pm. Check-out time will be at 11:00am.
- (M) Guest Suites will be limited to three occupants. No pets allowed.
- (N) There will be no housekeeping duties on a daily basis. Guest Suites are cleaned before guests arrive and after they depart. It is the responsibility of the guest for daily upkeep of the unit during their stay.

7. **COMMUNICATION NOT REQUIRING A MAILING.** Email and similar electronic forms of communication can be used to convey information not required to be mailed by the Condominium Documents. If an owner has requested to have all their communications sent via email, rather than mailed, they are responsible to ensure that the Association has the current information necessary to do so.

8. **ROSTER.** Paragraph 9.11 Roster – of the Declaration of Condominium requires the Association to maintain a current roster of all names and mailing address of unit

owners. A copy of the roster shall be provided to any Owner requesting a copy. FL SB1196 effective 2013 does not allow the distribution of owner email addresses.

- (A) Effective immediately any roster provided to an owner will be limited to the person's name, unit designation, property address and telephone number.
- (B) The Association Property Manager, accounting firm, attorney and the Board of Directors will maintain or have access to complete contact information; including but not limited to: email address, telephone numbers, emergency contact information and caretaker contact information.
- (C) Upon termination of an authorized person noted in (B) above the individual or firm will either return or destroy their complete contact information.

9. **SAFETY AND SECURITY.** The primary concern for the Association is the safety and security of its residents, their guests and visitors. A secondary concern is the concern for Association property as well as individual's property. In that endeavor the following items are noted and require compliance.

- (A) Emergencies and reporting of seriously inappropriate behavior – dial 911 for medical and other emergencies. For rowdiness that won't stop after your courteous request to end it and for grossly inappropriate behavior first call the Sheriff at 239-477-1200. Request a case number be filed. After notifying the Sheriff inform the Property Manager of the incident during normal business hours. Additionally during manned gate operating hours call the Gate at 239-463-0784 to inform them of your request for the Sheriff's help.
- (B) The buildings and owners units' primary security lies in restricted and limited access to the building. Each owner has assigned secure serialized keys for building access. The owner is responsible for accounting and controlling the keys. Owners allowing or providing indiscriminant building access face potential liability in case of injury, theft or damage. Lost or stolen keys need to be reported immediately.
- (C) Propping doors open initiates an alarm that must be reset. Leaving them unattended is a security violation. Any contractor caught violating the security of the building will be asked to leave and barred from future work in the building.
- (D) Any person temporarily, for more than 48 hours, or permanently vacating the unit **must** ensure that the water to the unit is turned off and all windows and doors are closed and latched. The unit owner is responsible and may be liable for failure of their guests, lessees, contractors, cleaning staff, caretaker, etc. to turn off the water as well as closing and latching all windows and doors at the time they vacate the unit.
- (E) Quiet time is designated 11:00 PM to 7:00 AM.
- (F) Owners are responsible for damage to all Association property including the elevator. Owners must ensure that elevator pads are put in place prior to allowing any item for which they are responsible to be placed in the elevator. This includes items put in by their action, their guests, their contractors or any person that they allow into the building. Owners are also responsible to ensure that the elevator pads are removed and re-hung after the work is completed and in no event longer than every evening. Failure to do so will at the owner's

expense, initiate the procurement of man power to remove the pads. Elevator pads are located in the Southeast garage.

- (G) Owners must ensure that any contractor using the elevators does not lock out an elevator from service. Any contractor caught locking out an elevator by any means, will be asked to leave the building and barred from further work.
- (H) **NO Glass on the Pool Deck or in the Pool.** This is a severe safety issue. An inspection and possible cleaning to ensure no glass is in the pool, the owner will be billed for the costs involved. No swimming after dark. Children under the age of 12 may not be at the pool without adult supervision. Familiarize yourself with the posted rules.
- (I) Shoes must be cleaned or changed before entering the building after playing tennis. Do not track water into the lobby or elevators. Make sure building doors close after you enter or exit especially during high winds.
- (J) Common sense and consideration for others and property must be used when utilizing the Fitness Room, pool, and Social Room. No one under the age of 12 may use or be present without responsible adult supervision. Both rooms are to be returned to the order they were upon arrival of the first person. Private use of the Social Room is a controlled procedure. Responsibilities are posted above the calendar by the Social Room entrance and on the Waterside III website.
- (K) The Social Room may be reserved for personal parties. Schedule and receive the procedure for use of the Social Room by contacting the Chair of the Social Committee.
- (L) Fitness Room - Children under 12 are not allowed in the Fitness Room without adult supervision and must be instructed and monitored in the proper use of the equipment.
- (M) Any person bringing alcoholic beverages into the Social Room or Kitchen is responsible for its consumption or disposition and must remove it upon their departure from the Social Room and Kitchen.

10. GUESTS AND LESSEES. The unit owner is responsible for all guests, lessees and contractors. Please use the WMA Visitor Management System to allow entry on to the complex. If you have persons that visit regularly you may have them placed on a permanent guest entry list by using the WMA Visitor Management System. Lessees may purchase a temporary barcode from the Gate Attendant. Also it is the owner's responsibility to insure guest and renters are familiar with and comply with all rules and guidelines.

- (A) Any owner allowing family or friends to occupy their unit are responsible for their actions and compliance with our Declaration, Rules and Regulations and; directives by the Property Manager.
- (B) Leasing a unit is a privilege and not a right, non compliance by Lessees will require the disapproval of future requests to lease by the owner.

Dtd: July 10, 2024

Insurance topics

- Summary of prior insurance coverage and current coverage cost
- Status of public adjuster

Summary of prior insurance and current insurance

Coverage	2023-2024	2024-2025
Glass – Common Areas	\$201.00	\$202.00
Glass – Unit Owners (58 Units)	\$2,628.00	\$2,636.00
Crime – 3-year policy 2022-2025 (annual premium)	\$854.94	\$854.94
Workers Compensation	\$3,038.00	\$2,728.00
Directors and Officers Liability	\$2,710.84	\$2,874.46
Errors & Omissions	\$8,464.05	\$8,841.00
TOTAL ESTIMATED ANNUAL PREMIUM	\$17,896.83	\$18,136.40

Coverage	Carrier	2023-2024	2024-2025
General Liability, HNOA	Cumis Specialty	\$8,111.26	\$9,325.05
\$25M Umbrella Liability	Greenwich Ins.	\$4,615.22	\$5,362.42

\$30,623.31

\$32,821.87

Property insurance

Notes for the 23-24 insurance

- Was done on 30-90 day extensions
- Had a **15% deductible (\$2,777,465)**
- On a TIV of **\$18,541,410**

24-25 insurance

- Has a 5% deductible
- On a TIV of \$24,136,635
- We are comparable with our WS neighbors (within 1.10K for same deductible)
- Grand total is \$311,125.67 this is roughly 2.8 X pre IAN level
- it would have gone up slightly regardless due to the requirement to re-evaluate our TIV

Coverage	Carrier	2023-2024	2024-2025
Property	Lloyd's-Various	TIV: \$18,541,410 5/1/2024-5/31/2024 \$12,172.75 1/15/24-5/1/2024 \$43,352.40 10/30/23 -1/15/24 \$31,219.65 8/31/23-10/30/2023 \$23,110.00 5/11/2023-8/31/2023 \$45,424.05	TIV: \$24,136,635 Primary \$5mLexington Insurance Company \$5m xs \$5mKinsale Insurance Company \$5m xs \$5mAxis Surplus Insurance Co. \$14.13m xs \$10m Landmark American Insurance Co \$274,959.00
Equipment Breakdown	Travelers	N/A	\$1,770.30
Total Premium		\$155,278.85	\$276,729.30

Public Adjuster update

22-Mar	Board reviewed the two potential lawyers for our representation in support of Altieri - motion made to go forward with Javier delgado from Merlin law
3-Apr	Retainer agreement executed for Merlin Law
15-Apr	Directions to begin populating drop box with documents that Merlin Law requires
17-Apr	DR Jain Vice President / National Director of Forensics for Walker consultants examines units at Waterside III, this will determine if Merlin Law believes it is worth pursuing our case
7-May	Received notice that based upon the first inspection there is substantiation to do a more comprehensive building inspection
7-Jun	Walker consultation back to do a further inspection (Pete led Doug and his apprentice to the units)
10-Jun	We received a letter from our insurance carrier that noted they received the claim letter from Javier Delgado (Merlin Law) The insurance carrier gave their list of information that they required
12-Jun	Javier confirmed that Merlin is handling the response to the insurance carrier
21-Jun	RFI (Request for Information from Carrier) documents were submitted to carrier on 06/21/2024.
11-Jul	Joint reinspection requested by carrier set for 07/11/2024.
12-Jul	final Dr Jain report due
	Once Dr. Jain's report is reviewed, Javier and his team will have the damage estimate revised and then we will submit a CRN and a Notice of Intent as required by Florida Statutes.

Building inspection / Audit of units

- During the course of the hurricane readiness and the inspection of units for any Hurricane Ian damage a few items came up that needed to be checked across the board
- AC cooling of the common areas on each floor
- Modifications to windows and sliders in units (noted during the experts inspection of glazing to determine if damage was present)

Common Area Cooling

Common Area cooling:

The as build drawings show that the design intent is for the units to have a small duct that feeds each floors common area attached to the ac discharge of the units on that floor.

As you can see in the table on the right there are some floors that have no conditioned (cooled and dehumidified) feeding the common areas.

We are in the process of getting quotes to bring our building to the AC common area design intent. As a note WS I and WS II remain at design intent and their units feed the common areas with conditioned air.

Common Area AC Ducting		STACK						
		1	2	3	4	5	6	
Floor	1	Properly connected	Fitness NO Gap and small hole	OK	NO	OK	NO	Social OK
		Vent open	OK	Partial	OPEN	OPEN	OPEN	OPEN
	2	Properly connected	OK	NO	OK	OK	NO	NO
		Vent open	OK	OK	OK	OK	OK	OK
	3	Properly connected	OK	OK	OK	OK	NO	NO
		Vent open	OK	OK	OK	OK	OK	OK
	4	Properly connected	NO	NO	NO	NO	NO	NO
		Vent open	OK	OK	OK	OK	OK	OK
	5	Properly connected	NO	NO	NO	NO	NO	NO
		Vent open	OK	OK	OK	OK	OK	OK
	6	Properly connected	NO	NO	NO	NO	NO	NO
		Vent open	OK	OK	OK	OK	OK	OK
	7	Properly connected	NO	NO	NO	NO	NO	NO
		Vent open	OK	OK	OK	OK	NO	OK
	8	Properly connected	OK	OK	NO	NO	NO	NO
		Vent open	OK	OK	OK	OK	NO	OK
	PH1	Properly connected	NO	NO	NO	NO	NO	NO
		Vent open	NO	OK	OK	NO	OK	OK
PH2	Properly connected	OK	OK	OK	OK	NO	NO	
	Vent open	NO	OK	OK	OK	OK	OK	

Sliding door track and picture window mullion alteration

•Glazing modifications

Picture windows (3 panel window) were checked to see if the center supports have been modified



•Sliders to determine if the lip has been cut away. This lip is intended to prevent water intrusion and to meet DP (design pressure ratings, IE not blowing in or letting water in). If removal does in some way compromise the doors ability to meet requirements, cutting it away could be considered negligence.

•An Email has been sent to the engineering firm doing the evaluation of our windows after Ian to obtain their input

Picture window supports		STACK						
		1	2	3	4	5	6	
Slider lip cut		FITNESS ROOM			SOCIAL ROOM			
Floor	1	Picture window support cut	CUT	OK	OK	OK	CUT	OK
		Slider lip main	OK	OK	OK	OK	OK	OK
		Slider lip bed	N/A	OK	OK	OK	OK	N/A
	2	Picture window support cut	OK	OK	OK	OK	OK	CUT
		Slider lip main	OK	OK	OK	OK	OK	OK
		Slider lip bed	OK	OK	OK	OK	OK	OK
	3	Picture window support cut	OK	CUT	OK	OK	OK	OK
		Slider lip main	OK	OK	OK	OK	OK	CUT 2/3
		Slider lip bed	OK	OK	OK	OK	OK	OK
	4	Picture window support cut	OK	OK	OK	CUT	OK	OK
		Slider lip main	OK	OK	FULLY CUT	OK	OK	OK
		Slider lip bed	OK	OK	OK	OK	OK	OK
	5	Picture window support cut	OK	CUT	CUT	OK	OK	OK
		Slider lip main	1/3 CUT	OK	OK	2/3 CUT (GLASS ON Lanai)	OK	OK
		Slider lip bed	OK	OK	OK	OK	OK	OK
	6	Picture window support cut	OK	OK	OK	OK	OK	OK
		Slider lip main	OK	OK	OK	OK	OK	OK
		Slider lip bed	OK	OK	OK	OK	OK	OK
	7	Picture window support cut	OK	CUT	CUT	CUT	OK	CUT
		Slider lip main	OK	OK	OK	OK	OK	OK
		Slider lip bed	OK	OK	OK	OK	OK	OK
	8	Picture window support cut	CUT	OK	OK	OK	CUT	OK
		Slider lip main	OK	OK	OK	OK	OK	OK
		Slider lip bed	OK	OK	OK	OK	OK	OK
PH1	Picture window support cut	OK	CUT	OK	CUT	OK	OK	
	Slider lip main	OK	OK	OK	FULLY CUT	OK	OK	
	Slider lip bed	OK	OK	OK	FULLY CUT	OK	OK	
PH2	Picture window support cut	CUT	OK	OK	OK	OK	OK	
	Slider lip main	OK	OK	OK	OK	FULLY CUT	OK	
	Slider lip bed	OK	OK	OK	OK	FULLY CUT	OK	

E-MOBILE DEVICES (E-BIKES, E- SCOOTERS AND E-SKATE BOARDS)

RULES FOR STORAGE AND MAINTENANCE

E-Mobile Devices potentially pose a serious threat to the health and safety of individuals and can cause significant property damage if not properly stored and maintained. The following rules and regulations apply to all electrical bikes, electrical scooters, skateboards and other equipment that use lithium-ion batteries, whether stored or maintained in residential units, common elements or limited common elements:

1. Only equipment certified by a third-party testing group may be stored or maintained at Waterside III. The most common third-party testing group is Underwriters Laboratory, with the icon UL in a circle. E-Mobility devices must be tested and certified to UL 2849, the Standard for Electrical Systems for e-Bikes; UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices; and UL 2271, the Standard for Batteries for Use In Light Electric Vehicle Applications.

2. Only equipment that has been registered with Waterside III's Property Manager and received a registration sticker may be stored or maintained at Waterside III. In order to obtain a registration sticker, the owner must provide proof that the E-Mobility device has been tested and certified to UL 2849, the Standard for Electrical Systems for e-Bikes; UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices; and UL 2271, the Standard for Batteries for Use In Light Electric Vehicle Applications. The sticker must be affixed to the device. Any device that does not have the sticker and is found in the limited common elements of the building or the common elements will be removed from the premises at the owner's expense. Anyone who stores an E-Mobility device in their residential unit that has not been tested and certified the Association shall have the right to institute legal proceedings to enforce compliance, or may take any and all other lawful actions to remedy such violation, including but not limited to confiscating the E-Mobile Device.

3. NEVER USE AFTERMARKET (OR GENERIC) BATTERIES OR CHARGERS. Only use chargers manufactured for your equipment or

device. Always follow the manufacturer's instructions for: charging and storage. Always use the correct power adapter and cord.

4. Plug battery chargers directly into a wall outlet. DO NOT use extension cords or power strips.

5. Do not leave batteries unattended while charging, and do not charge them over night.

6. Do not charge batteries near heat sources or anything flammable.

7. If your battery is damaged in any way, get a new one from a reputable seller. Altered or adapted batteries are not permitted on premises.

8. If you crash your E-Mobile Device, replace a battery that has been knocked or hit. Like helmets, batteries should be replaced after a crash even if they are not visibly damaged.

9. Store batteries at room temperature, away from heat sources and anything flammable.

10. Keep your E-Mobile Device and batteries away from exits and windows so that a possible fire does not block escape.

11. Never put a battery in the trash or recycling. It is dangerous and illegal. Always bring batteries to an official recycling center, which can be found at [www.leegov.com>solidwaste>facilities>topaz](http://www.leegov.com/solidwaste/facilities/topaz).

WATERSIDE ELECTRIC VEHICLE PARKING AND CHARGING REQUIREMENTS

For the purposes of this document and Waterside___ an Electric Vehicle is defined as a vehicle that does not use any other source of power and has more than 300 lithium ion cells.

Unit owners who own or rent fully Electric Vehicles (EV's) are allowed to park and charge their EV on Waterside premises. However, owner assigned parking spaces do not meet current fire sprinkler requirements and there are no onsite EV charging facilities. Safety requirements must be met by the unit owner before the EV can be parked and charged in a carport or garage space. EV's may be parked in guest parking areas away from the building and charged off site until the following requirement have been met by the owner:

PARKING

Miami-Dade fire protection district and the National Fire Protection Association (NFPA) have upgraded the parking structure requirements for EV's to Ordinary Hazard Group 2. The parking facility sprinkler system for Waterside ___ does not meet the current requirements for EV's.

EV's shall not be parked in an assigned unit owner parking space until the unit owner upgrades the sprinkler system for their assigned parking space to meet NFPA code 13 and 88A section 6.4.1. as amended. The upgrades shall be at the unit owner's expense. The upgrades shall be performed by Waterside___ fire sprinkler maintenance service provider, unless otherwise approved by the association. Complete plans and approved permits must be provided to the association for approval prior to commencement of work. When the upgrades are completed, the unit owner shall provide the association with written proof of completion and compliance with current NFPA fire sprinkler requirements for EV's. Upon review and acceptance of completion documentation by the association, a certificate of EV parking occupancy will be issued to the owner and EV parking may commence.

EV's have approximately 3000 lithium battery cells. When EV's catch fire and burn, the fire burns at 5000 degrees Fahrenheit and it can take hours to put out the fire and takes more than 20,000 gallons of water to extinguish the fire. The water used to extinguish the fire is considered hazardous and must be removed appropriately. The cleanup and removal of the contaminated water will be at the unit owners expense.

ELECTRIC VEHICLE CHARGING STATIONS (EVCS)

The Florida Legislature has established rules for the installation of EVCS, as defined in Florida Statute 320.01; Florida Statute 718.113(8). Unit owners may install their own EVCS within the boundaries of the unit owner's limited common element parking area upon the following conditions:

1. The installation may not cause irreparable damage to the condominium property; nor can any necessary cabling interfere with other owners use of any of their property or limited common area.
2. The electricity for the electric vehicle charging station must be separately metered and payable by the unit owner installing such charging station or by his or her successor.
3. The unit owner installing an electric vehicle charging station is responsible for the costs of installation, operation, maintenance, and repair including, but not limited to hazard and liability insurance. The association may enforce payment of such costs pursuant to s. 718.116.
4. If the unit owner or his or her successor decides there is no longer a need for the electronic vehicle charging station, such person is responsible for all cost of removal of the electronic vehicle charging station. The association may enforce payment of such costs pursuant to s. 718.116.
5. Complete plans and approved permits must be provided to the association and approved by the association prior to commencement of installation.
6. The installers must comply with bona fide safety requirements, consistent with applicable building codes or recognize safety standards for the protection of persons and property.
7. Installation must comply with National Electric Code (NEC) article 625.
8. The installation must comply with the architectural standards adopted by the association that govern the dimensions, placement, or external appearance of the electric vehicle charging station, provided that such standards may not prohibit the installation of such charging station or substantial increase the cost thereof.
9. The unit owner shall engage the services of an approved licensed and registered electrical contractor or engineer familiar with the installation and core requirements of an electric vehicle charging station.

10. The unit owner shall provide a certificate of insurance naming the association as an additional insured on the owners' insurance policy of any claim related to the installation, maintenance, or use of the electric vehicle charging station within 14 days after receiving the association's approval to install such charging station.

11. The unit owner shall reimburse the association for actual cost of any increased insurance premium amount attributable to the electric vehicle charging station; any cost for additional or changes to fire suppression work or equipment; any costs incurred by the association to enable FPL power to be available, within 14 days after receiving the association's invoice for these items.

EASEMENT. The association provides an implied non impeding easement across the common elements of the condominium property to the unit owner for purposes of the installation of the electric vehicle charging station and the furnishing of electrical power including necessary equipment, to such charging station, subject to the requirements of this document. However, any necessary upgrades to existing electrical equipment shall be the expense of the unit owner. Florida Statute 718.113(8)(i).

APPENDIX

(TBD) SPECIAL CONSIDERATIONS FOR INSTALLATION