

Lake Tarpon Sail and Tennis Club III Board Meeting

April 25, 2024 at 6:00 PM in the Clubhouse

Zoom ID. 822 7315 7667 passcode 471976

5 People present and 4 on Zoom.

Barry Case called meeting to order at 6:00 PM. Also present were Robert Strazz, VP; Ginny Gates, Treas; Joyce King, Sec; Sandy McJuary, Member at Large. Keith Phillips was present from Ameri-Tech Management Company

Joyce King read the minutes from the March 13 meeting. Correction: Sandy McJuary, as BD member, cannot be on Walk Around Committee. Ginny moved to accept corrected minutes. Barry seconded. Unanimously approved.

Ginny Gates reported from the Ameri-Tech Financial Report that we had 22 bills paid this month totaling \$40,758. Our Reserves are \$488,900 and \$132,330 in operating. Our total money on hand is \$621,231.

Old Business:

1. Beryl Engineering Inspector Lance was here April 9 to do the Phase I inspection. Barry and Joyce took him to 7 units and all locked areas. He walked around the Club independently for a few hours after that taking pictures and documenting. His report will come in the next 4-6 weeks.
2. Pipe Restorations Solutions (PRS) was to start April 15, but was postponed to the 22nd. They worked 3 days cleaning out the section of Main Line accessible from the manhole. When holes needed to be dug, work stopped until the permit is received from the City of Tarpon.
3. Rules and Regulation revisions were discussed.
 - A. With a new FL Law coming in July, we added a section that FL laws take precedence over our Rules. Other corrections were discussed.

- B . Ginny moved to have our Attorney review our document to be sure all is legal. Motion was defeated: Ginny and Joyce in favor, Barry, Sandy and Robert against.
 - C. Pets were discussed with regard to Service and Support animals. All members agreed that Rules will refer residents to our website for the form to be submitted for approval.
 - D. Rule changes will be made and the document will be brought up at the next meeting for a vote.
- 4. Walk Around Committee has 2 members: Chris Bonsignore and Sandy Garner.
 - 5. Fining Committee is still needing to get more members.

New Business:

- 1. Elevator Contract. We are not happy with Elite Elevator Company, our current vendor. After much discussion, it was moved by Robert to have Nuveau Elevator Company come to our next meeting to discuss their coverage. Seconded by Barry. All members were in favor.
- 2. Elevator in Building B has been shutting down after door being held open. We are encouraging everyone to use the OPEN button to hold door open. Cameras in the elevator would be expensive because needs to be wired as WiFi is not available.
- 3. Security Cameras seem to be a strong possibility to help monitor activities in Elevator and all of Club III. Barry will look into options for the next meeting. It was noted that recording can be only visual with no voice recording.
- 4. Google Calendar. Barry has set this up to use.
- 5. Roof cleaning is needed but pressure washing is prohibited during water shortage. Cleaners to be used will make windows dirty when done.
- 6. Parking lot striping will be done when company is selected. One company indicates they will repair the oil leaks at are in several spaces.

Other Reports/questions:

Palm trees will be trimmed in the near future.

Soffit in B Building on 4th floor that was damaged during the wind storm this Spring will be repaired by ZBest Company. Was being delayed because of PRS, but will be revisited with PRS delay.

Ginny asked about the fire hydrant that needs to be repaired from VSC report. She will contact them to see what will be done.

Question came up from 207, Victoria Haris, on her need for parking a third car which is not allowed on our property. Suggested she might try using the Tarpon Turtle extra lot.

Meeting was adjourned at 7:35 PM.

Respectfully submitted,
Joyce King, Secretary