

## **Lake Tarpon Sail and Tennis Club III Board of Directors Meeting Minutes**

### **Meeting Information:**

DATE: Thursday, March 27, 2025

TIME: 6:00 PM EST

LOCATION: Clubhouse

JOIN ZOOM MEETING

<https://join.zoom.us/>

MEETING ID: 861 4666 5342

PASSWORD: 594864

### **Call to Order**

### **Attendees**

- President “Barry Case”, Vice President “Robert Strazz”, Director “Sandy McJuary”, Treasurer “Virginia Gates” and Secretary “Nicole Adams”
- Property Manager “Andrew George”
- Members 13 attended in person and about 4 via zoom

### **Meeting Decorum and Proof of Notice**

### **Approval of Minutes**

- The February 27, 2025, meeting minutes were approved, and a motion made during the meeting to waive the reading of minutes with a second and no opposition.

### **Financials and Reports**

- Treasurer's report was presented by Virginia Gates. It was noted that insurance was the largest item on the liabilities as this is paid annually in January.
- Property Manager Andrew George made note that soon the financials will be available on the website for review (<https://laketarponsailandtennisclub3.org/>).

### **Old Business**

#### **1. Lawn Pest Control started**

Hughes Exterminators started at the first of the month. Resident inquired if this service also includes fertilization; confirmation will be provided.

#### **2. Security Cameras**

Andrew George, Property Manager is beginning to obtain quotes for security cameras from three vendors (Blue Works, Beyond Wire and Surveillance Technology). Further discussion took place to the scope to be selected which will

be determined after seeing quotations and presented for a vote to move forward. It was noted that security cameras could potentially decrease our liability insurance.

It was noted that we do have video surveillance in the basement.

It was suggested that the idea of a camera to record license plates be brought forth to the common elements board.

One suggestion was to have signs which stated “property under surveillance” to help deter some of the current disorderly conduct taking place.

### **3. Walk Around Committee Letter**

The walk around committee is back in order and has generated a new “Friendly Reminder” letter. This letter is a friendly reminder that \_\_\_\_\_ needs your attention and you are requested to act in the next 30 days. If you cannot complete the project in time you are asked to contact Andrew George at Ameritech.

A motion was made during the meeting and a second with no opposition to implement the letter beginning this month.

### **4. Fining Committee**

A fining committee is being re-established. Currently there are 2 members volunteering to serve with one additional member as a backup. There was concern voiced that we should have at least one more member. Secretary Nicole Adams will post information on the board to request for volunteers.

### **5. Water Intrusion MUNYAN**

President Barry Case did a walk thru with Beryl Engineering due to the recent water intrusion taking place as multiple units. Beryl Engineering provided a report confirming there are issues with ponding and staining. The BOD will obtain 3 quotes to compare suggested repairs solutions. Barry and Robert has met with Munyan Roofing to obtain a quote for what they propose would be required to resolve the issues at hand. The report should be received in a few weeks; verbally it was stated that there should be funneling developed to bring water forth to the drains. It was discussed that the mansards should be inspected and an attempt to find out how water is coming into units such as unit 312 when not seen through the slider.

It was noted that unit 201, 301 and 302 potentially needs work on the stucco from outside and painted to seal. Unit 114 is experiencing issues with sliders not opening; it is unsure if it can be due to any shifting.

Barry and Robert will be meeting with Fixed Roofing on April 2<sup>nd</sup> for additional quote / review.

It will be confirmed if Duralast's warranty was voided due to the hurricane.

## **6. Pool Refurbishing**

VP Robert Strazz spoke on the fact that the pool currently needs to be refurbished to ensure we do not have a larger crack develop which can lead to a more expensive repair. Robert went forward to obtain quotes with three companies. After reviewing the quotes Xecutive Pools, LLC was the low bid along with offering the best warranty. Robert also reached out to other condo associations which recently had service performed by Xecutive Pools, LLC to confirm the quality of service and verified that Xecutive Pool, LLC does have the required health certificate. The standard finished protective covering warranty was 15 years but for an additional \$1100 upgraded the protective covering will provide a 25-year warranty if purchased. Samples of the protective covering were shared with the board and a motion was made during the meeting to move forward with this upgrade option and a second with no opposition. The total cost of the project will be approximately \$29K, of which \$22K is within budget and the remaining will come out of deferred maintenance.

It is estimated that service will begin around the first of May at which time the pool will have to be closed entirely during the service. Estimated time to complete is around 5 weeks. There will be a link provided by the service provider to see status updates.

It was also brought to the boards attention that the ladder at the deep end of the pool may be out of code and should be looked at during the time of service along with drains in the pool. Robert will present this to Xecutive Pool, LLC for review.

## **7. CE Clubhouse vote and report**

President Barry Case updated that Munyan will be at the board meeting on Monday, April 7th to present a proposal with price break down. Currently all work is in the scope to be presented and then it will be determined how the vote will occur to officially move forward. Votes could be a proxy to all residents or per club voting.

It was noted that the company selected for the windows has informed the board they do not do doors therefore the front door will have to be contracted separately.

A follow-on meeting will take place April 7th to elect board positions for common elements.

## **8. Lamp posts and globes are still occurring**

All globes should have been cleaned now and lamp the posts painted; if you find any which were missed, please let BOD know.

## **9. New door getting done basement**

The new steel door at the back of the basement will be installed soon.

## **New Business**

### **1. Building Maintenance and Janitorial.**

VP Robert Strazz brought forward that we currently pay two companies for small maintenance jobs along with janitorial services. He believes there is an opportunity to get more for our money by hiring an independent contractor. This contractor would have to be 1099 insured and have worker's compensation insurance. The goal is to develop a scope of work of tasks and expectations along with frequency to present during the interview process. This would be a part time position devoted to servicing our club with the opportunity for this individual to extend his or her business to 96 individuals which may need services done as well.

A motion was made during the meeting to move forward with creating a scope and beginning interviews; the motion was seconded with no opposition.

### **2. Pool light timer update**

The broken pool light timer has been resolved by replacement with a photocell timer sensor.

### **3. Boat Parking**

It was brought forward that the boat parking at Club III should be ended as we are in violation of the City of Tarpon Springs code and our by-laws

Concerns were raised by residents with this being unfair and a concern for lower property value as historically boat parking was advertised by real estate agents. Real estate agents should be informed of the change to avoid incorrect information.

A motion was brought forth to no longer allow boat parking in the parking area and requested they relocate to the end which was seconded.

A suggestion was put forward to potentially upgrade and use the extra lot which the HOA owns by Tarpon Turtle for future boat parking; it was noted this would have to be checked if even allowed by the city. Residents stated they did not feel this would be good or sufficient for boat parking.

The motion had a third vote and passed to state no further boat storage in the parking area will be allowed; existing owners of the two boats and trailers will be grandfathered while they maintain ownership. If one of the grandfathered owners sells their boat a replacement must be immediate to avoid losing their grandfathered status, effectively immediately.

#### **4. Open Discussion Points**

- 1. Virginia Gates noted that if a resident needs a copy of insurance information please look to the website (<https://laketarponsailandtennisclub3.org/insurance.php>) or contact Turner Insurance Advisor Group Inc. @ 727-408-6758**
- 2. Question was asked from a resident if anyone is aware of a vendor which will clean the 4<sup>th</sup> floor sliders, please bring this information forward.**

#### **Adjournment**

Meeting adjourned by Barry at 7:50 PM EST.

#### **Secretary Signature**

Nicole Adams

#### **Date of Approval**

**Xxxx**

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#### **Follow up Notes and Additional Information Related to Meeting Minute Topics:**

Hughes Exterminators fertilization and stated on Wednesday, March 12th, 2025. A new service agreement was signed for Hughes to provide treatment 6 times a year with free retreats. This includes fertilization, suppression of chinch bugs, mole crickets, sod webworms, army worms, brown patch fungus, gray leaf spot fungus dollar spot fungus. The dog walking area will not be treated.

The City of Tarpon states designated parking spaces cannot be used for boat or RV storage (section 42.00 of code, reference paragraphs (K) and (L). HOA by-laws Article X, Section 10.3 are attached for reference in relation to boat parting / storage.