

LAKE TARPON SAIL AND TENNIS CLUB III

Board of Directors Board Meeting

May 29, 2024

At the Commodore Clubhouse First Floor & VIA ZOOM

1. The meeting was called to order by Barry Case (President) at 6:00pm EST

2. Quorum / roll call was established:

Present at Meeting: Barry Case (President), Robert Strazz (Vice President), Ginny Gates (Treasurer), Andrew George (Property Manager) and Nicole Adams (Secretary)

10 residents were present in the room along with online participants including Sandra Garner, Ron Labonte, Sandy McJuany and Charles Adams

3. Barry presented the meeting decorum:

- Wait to be acknowledged.
- Will present then take questions,
- Three minutes time limit on speaking.
- When speaking please state your name and unit number.

4. Proof of notice was posted around the site in advance of 48 hours along with the agenda and on the [website](#).

5. Nicole Adams made a motion to waive the reading of the minutes from the last meeting held on April 24, 2025. Robert Strazz opposed requesting reading of minutes believing there was a discrepancy and Ginny agreed to reading of the minutes. Nicole Adams read the minutes to the point of believed discrepancy regarding statement of if Rick or vendor would perform painting of pool deck. Recording was played to conclude minutes were correct and was then approved. Robert apologized to the board and made a motion to have minutes prepared in a timely fashion that and the plaud recording be sent to the board members when the approval is asked so when we have these types of situations, each member can review it, and it won't be an issue going forward it. Barry agreed he could send Plaud to everyone serving on the board. Barry seconded the motion with no objections.

6. The financials were reviewed by Ginny Gates noting we're always a month behind because the financials come out on the 10th of the month for the previous month. For April at the end of month we have total assets of \$629,624. Also in our financial information, within less than a week's time the board has gotten a 12-month lease for one of our units and two sales contracts, closing June 9th and June 10th, and a third sales contract is in the works. I don't have any information on checks. A motion to accept the treasurer's report made by Ginny. Barry seconded and no one opposed.

Old Business

- A. Fining Committee – Barry communicated that the walk around committee members all stepped down and there is no one on the fining committee either. Is there anyone interested in this position? Pam Peck Unit 403 asked if you could do this remotely as she is not here six months of the year. It was agreed that Andrew could go around with his phone camera showing the property and Pam agreed to join the walk around committee. No one at this time has volunteered for fining committee; please let a board member know if someone is interested.
- B. Water Intrusion MUNYAN, FIX IT ROOFING, DURO-LAST, Southern Building Rehab – Barry informed that Southern Building Rehab is a new company we are talking to. Munyan did call John Whittle which we first all met with on the roof and who has moved on from that company. John's replacements have contacted Barry and want to schedule a time to come out and measure the roof utilizing a drone. Barry will be working that into the schedule. Tomorrow, Southern Building Rehab will be here. Barry has already walked the property with them for the same repairs to do all things from the stucco on the end of building A (north and south side), to the roof, to investigating the slider of 114, to all the sliders, the mansards and everything else. Barry provided Southern Building Rehab the roof code and requested Robert to notate this in the log. As Southern Building Rehab has already looked at the roof, they will take measurements and proceed to give us a proposal. Some of this, like the mansards will unfortunately require getting a lift out and looking at them all, so that they can say for example nine of them need total demolition and some mansards might just need repairs. The mansards are 45 years old, and they've been repaired over the years, but never replaced. Barry asked Sandy McJuany if she had had any recent leaks in her unit. Sandy confirmed nothing new, but had water intrusion since Duro-Last was out. Barry will get back with Duro-Last because it is believed that is a different issue. Barry stated it leaks over those three units and there's just something going on there that that is most likely a warranty issue like they found with some other seam issues. When Duro-Last was here last Barry received a report, which Ameritech can put on the website which showed the spots. You will see where the guy that came out and performed some work utilizing a device and pulling at all kinds of seams making sure things were fine.
- C. Pool Refurbishing – Robert confirmed there is water in the pool and that's a good sign. All the interior hardware is about to be installed. We now have new tile, three new coats of finish, new drains (it's probably over 20 drains in that pool) along the edge of wall which drains back into the pool. Robert confirmed today with Executive Pool so he could share in this meeting and post this information on our webpage, on Facebook Club 3 that we now are going thru what they're calling the startup, basically it is satisfying the health department. The health department is the entity that's in charge, giving us a sign off. The health department has contracted with an independent pool cleaning company, and he is certified with them. This is scheduled for the coming Tuesday as he only works two days a week (Tuesdays and Thursdays) and he is busy Thursday. On Tuesday he will clean the pool and shock it with heavy chemicals and come back next day and kind of balance it out. Once balanced he will take a sample of the pool water and take it to a Pinch A Penny Pool who will do a diagnostic of the pool chemicals and provide a report. The city will accept this report, and he stated it is then pretty much instant that once he drops it off, he can approve it. Mo the Executive Pool onsite foreman is a very good communicator which Robert talks to almost daily.

Robert and Mo will meet around June 4th and go through what we're calling our punch list. This includes a few to dos such as by accident they broke the shower head broke off from the PVC which they need to repair. Chris and Robert walked around the pool every night and make sure the locks on the gate and the restroom's closed, etc. The scupper wall which is the parts you lean on where it drains into the many drains, there's a couple of imperfections, noticeable, like golf ball divots. They need to repair that, and they can, very easily by draining it down below that ledge, and then patch it and smooth it out. Right now, it looks like a golf ball dropped on wet concrete. There's a couple of them. Robert will be going to look at it more thoroughly before he and Mo meet. After that, we're close to being compliant from the pool company's perspective. So, with the health department authorization, and Mo accepting the punch list the pool technically is ready on Friday the 6th, but the last phase is getting the pool deck painted. This is separate from the pool company; Robert found an independent contractor who gave a very competitive bid. It will take three to four days to complete. He will first move all the flowers away from the concrete, prep, and power wash the deck. The very next day after it's dry two coats of epoxy concrete paint will be completed over two days. The fourth date, which would be a half a day, would be for any incidents that come up. Optimum opening with full furniture back at the pool is the weekend of Father's Day. Robert will post this on Club 3's Facebook and an additional sign on to the closure sign on the pool so if anybody's not looking at that or here at the meeting, they will know what's going on. Robert stated as a side note, this is the best company he ever dealt with in 35 years of doing work like this. The plastering team were here 13 hours from 8 a.m. till night little after 9 p.m. with their flashlights; so I want to give them a little kudos. Our painting guy Dave is scheduled for June 9th, even though Mo may still have a day or so fixing some of those issues we talked about. Dave can work around him because he's prepping the pool and power washing. Once Dave starts painting, nobody can be on the deck. Any questions? Barb King Unit 412 asked if the ladder is going back in the pool? Robert confirmed they will place the ladder back. Barb King Unit 412 asked is the deck going to be painted a color or a neutral color. Robert confirmed it will be a neutral color and that it's been over four years. The current paint is not blistered but it is dull. Barry also noted that there are bleach spots from the chlorine. Barry asked Robert, that if they're going to fix that shower head to look at the faucet as it leaks. Robert will check not sure if his responsibility but has project of another leak at the other faucet on the box. Ginny Gates Unit 213 asked what's the date that all is supposed to be up and running? Robert confirmed Father Day weekend. Barry asked if there were any other questions regarding the pool? Nicole Adams Unit 120 asked if we got three quotes on painting the pool deck and if they could be shared because my understanding is that we should share all bids. Robert confirmed yes, and that all bids it's a new statute on Chapter 718 statue, which is condominium and that goes into effect January 2026. So once that becomes effective, I've totally would go along with whatever. They say, when I read it, it's not that descriptive, if it's all quotes or just a quote that you're going with, I don't know yet. It doesn't say. Nicole asked Andrew to confirm. Andrew confirmed it is all quotes. The quotes must be up on a notice board or the website two weeks before any meeting that the quotes will be discussed that. And then once you have awarded the contract, you can take the quotes down, but you must then put the winning contract back up on the website as a part of your permanent records. Barry asked to confirm that's effective January 1, 2026, with the website rules? Andrew stated in theory, yes, but I would

suggest that you start doing it now so you get into the swing a bit. Nicole asked that bids be shared with the board members always starting now. Barry confirmed under \$5,000, it's his decision. Robert confirmed agreement but that we've already hired the guy, so there's nothing we can do about this project. Going forward, Robert has no problem sharing bids. Robert stated he doesn't always go with the lowest bid. I go with reputation and customer views. This guy was the lowest by about \$400 or \$550 bucks, but his detail his attention to detail is going to blow you away. Robert shared he interviewed him for the maintenance guy position, which we're (Robert, Barry and Nicole) going to conduct a second interview with him on the 6th of June. The candidate pointed out stuff that Robert stated he didn't even see. When they walk the pool deck for an estimate he noticed the gate for building B, the paint stops four and a half feet before the gate, and it's two different colors inside the gate. And he goes, "you should really paint that, because it's inside the gate. It's the cutoff at the gate. There's an expansion joint there. So, Robert really liked his referrals, and I liked the fact that he was looking at it with his expert eyes. So anyway, he scheduled to start on the 9th and doing the prep and then two days of epoxy paint and just another half day just in case it rains or something else comes up.

D. Building Maintenance & Cleaning – Barry stated we were just talking about this one gentleman we're interviewing, and I think we have another one lined up as well. Robert confirmed we did but Chris found another full-time job. He repaired the fence by the pool when it got damaged in the storms. Dave, which we do have an interview is very excited and has 15-20 years of experience. Dave sees this as his home income and then all the side work, so this is his living expenses. So, he's very excited and we'll see him again on Friday the 6th. Any questions about building maintenance and cleaning and the hiring of a 1099 subcontractor. Robert confirmed Dave has insurance. Joyce King Unit 405 stated I just hope that before you sign contracts, you get the board on board with who you're going with and what you're doing. Joyce stated it doesn't sound like the pool painting job got approved by the rest of the board. Robert stated he appreciated Joyce bringing up the question and that Barry answered already if it's under \$5,000, Barry has the authority to hire somebody. But based on what Andrew said going forward, I have no problem posting any bids we get. Joyce stated that she believes it's important that the board not necessarily has approval, but the board ought to know ahead of time what's going on. Robert stated the board did see Dave's quote when he had no insurance. There is no reason for them to see but I would do it if that's required, but honestly, why if I tell Barry and he agrees, we want to hire this guy, why would you go with a guy that's 2,500 instead of 1900. Joyce Unit 405 stated she was not saying that you should go with the lesser amount but saying the board needs to know what's going on. Nicole Adams Unit 120 stated in support of what Joyce is saying, I think it's good that we see the information because if we get asked questions personally, I feel stupid if I don't know especially when I'm serving on the board. Barry stated next time he will send info to all board members.

E. CE ASSESSMENT RIGHT AFTER THIS MEETING FOR FINAL DETAILS. Barry stated the CE Assessment discussion will take place at 8 o'clock in this very room where the final deal of what the assessment will be. There was an email recently with the common elements board where they hired an outside adjuster to review the insurance claim and policy, and it stands a really good chance that we

could sue the insurance company and get them to cough up a lot of this money. With that we would have to decide what we do with that money; do we pay you guys back, that's expensive to do, but it would seem the fairest thing to do if we get that much. So, I'm asking a straw poll of you, is that what you want me to push for? Is that if we get a couple hundred thousand, we give it back to everyone? Most of the attendees stated "Yes". The common elements would have to roll it in the general fund. Andrew from Ameritech stated basically, the reason for the special assessment is common elements don't have the money to pay for repairs and because the insurance wasn't paying. If it turns out in the future that we can get some money out of the insurance, the first thing to do would really be repay the residents what they paid in. If there's anything then left over, that can go into the coffers of common elements for future use on the clubhouse or whatever. That would be the fairest thing to do, but it is a board's decision as to what they do. Barry confirmed he is with agreement it goes back to the residents. Ginny reminded that the amounts they decide on each club paying will be reduced for Club III by \$13,000 as we have this set aside to pay up front. So, if it says Club III pays eleven hundred some dollars, we put the \$13,000 toward that and divide it, it comes up to like 974 bucks will be paying. For a lot of people, 900 looks a lot better than a thousand three digits instead of four that you must pay and we're going to allow installments on it. Barbara King Unit 412 asked why is there no money in a fund to take care of this? Why are we all responsible to pay to have it fixed when it should be a fund? Barry answered you would have to come to common elements board meeting and ask that question. I mean, I could sit here and spout off about it, but I think that's the appropriate form for that. Any other questions for the what's going on with the clubhouse repairs and assessment. See you at 8 o'clock.

- F. Rules Regulations Updates – Barry stated we are supposed to have an update tonight. I fail to get it from Rita quick enough to get it back to get it done. What is in there is the doorbell camera situation, the parking, the visitor parking, saying there's no overnight parking, which it seems like all of a sudden, after that meeting, almost nobody was doing it. So, I think word got out, and I've been slapping tickets on people's cars saying, "Hey, you can't park here overnight, and they've been doing it. So, to let you know that's my failure, I will have it done to Rita by Monday.

New Business

- A. INTEREST IN VACANT BOARD MEMBER POSITION?– Barry asked is there anyone here that is interested in that position? All right. Well, keep that in mind if you know somebody who wants to step up, have him give me a call, and we'll talk about it. And I know one person was interested, but I don't see them here tonight.

Open Discussion / Questions

Ginny Gates Unit 213 stated she had a question on the rules and regulations. How long should we wait before the attorney files the actual change, not for the rules, but for our ring doorbell. Barry stated he must go to sign it with a notary. I can sign it with any notary, couldn't I? Andrew confirmed yes. If they are a notary and they can stamp it, that's fine. They then go and record it. Once it's recorded, we will then have to send a copy of the amendment out to every homeowner because they have to then include in their packet of records.

Pam Peck Unit 403. Stated she wanted to know what the rules and regulations are for somebody that has moved in without a background check? We have been waiting to hear about this for at least six weeks now. Ginny confirmed Andrew has it is in the works. Andrew stated he has

reached out to the owner of 406 and has not had a response from her yet. Ginny stated she needs a certified letter. Andrew stated she's going to get a certified letter next. I just need the board to say send it certified. But yes, if it is a completely new person in there and the old one's gone and the question is, does the owner know about it or has he just sort of sublet it himself? Barry Unit 312 president stated did he move because the Mercedes was still there. Well, I finally stopped and look at the tag and it was expired. in January. Is that something we can decide right now to send the certified letter? Andrew stated yes. Barry asked is anyone opposed to sending a certified letter to 406 and no one opposed. We would also like to send a certified letter to 101. She made a statement via email that this gentleman is a guest, and he's going to be there a couple weeks but it's already been a couple of weeks. He was just film moving a whole truckload of stuff and this is the second truckload of stuff. Possibly he's helping her with something. He has an ankle bracelet. What can we do about that? I mean, she says it's his guest.

Barbara Hubert Unit 217 questioned did we get a placard yet? Barry stated I'm working on it; I'm still trying to devise something. Barbara's parking situation to have a decal as she changes vehicles so often that she has what they call a dealer tag. So, she doesn't stick a decal in her car. So I was thinking about like handicap, you know, the plastic placard to hang from the rearview mirror, but putting one of our details on it, if I could just get blank ones, or even just buying a stack of them. Andrew stated I am going to reach out to my sign people and see if they can make a dozen.

Nancy Pratt Unit 413 stated for the fourth floor; we have a terrible problem using the button for the elevator. Nicole confirmed I sent David an email the other day. Pam Peck Unit 403 stated it is an issue also in building A. Nicole stated she will call the elevator company to escalate to have this resolved. Barry stated if the light doesn't engage, it's not engaging the elevator.

Robert shared info on a company called Monkey's Window Cleaning. This guy will do all the way up to the fourth floor. I have his card and will post a picture of it on the Facebook page.

Dee Mason Unit 220 questioned is on the sliding doors. If they're really in bad shape what can we do about it? Barry stated you have to call a window company and buy them. These sliders are your responsibility unless they're destroyed by a natural disaster, hurricane, etc.

The meeting was adjourned by the President at 7:07pm EST.

Nicole Adams
Lake Tarpon Sail and Tennis Club III Secretary