

# **LAKE TARPON SAIL AND TENNIS CLUB III**

## **Board of Directors Board Meeting**

**June 18, 2026**

### **At the Commodore Clubhouse First Floor & VIA ZOOM**

1. The meeting was called to order by Barry Case (President) at 6:06pm 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)

7 residents were present in the room along with online participants including Sandra Garner, Ron Labonte, Faith Lisowski, Kevin King and Charles Adams

3. Barry presented the meeting decorum:
  - Wait to be acknowledged.
  - Will present then take questions,
  - Three minutes time limit on speaking.
  - Proof of meeting notice

### **Old Business**

- A. Building Maintenance & Cleaning – Vote to Move Forward with Candidate – Barry stated this is to move forward with our building and maintenance cleaning candidate. Robert Strazz, Barry Case and Nicole Adams interviewed the candidate and Ginny sent questions and then listened to the interview recording. I am okay with hiring this individual, he has a lot of skills as a handyman. The few jobs he has done for us already look very well done. I think it is going to be a great improvement in having someone come every day, and we do have a to do list. Weekly there is empty pool trash, ceiling hall lights, railings, hallway floors, fire extinguisher box inside and out, elevator and elevator rooms, pool furniture, trash shoots and the doors of the trash chutes. The pool deck, power washing, shopping carts, keeping the pump house clean and organized, carports and the gutter downspouts so there is no vegetation growing up there. Power washing the trash bin area, power washing the first-floor pavers, cleaning the storage areas, keeping the things out of the halls of the storage areas and cleaning the roof with deck brush and simple green. He can do drywall repairs that are the association's expense, and other expenses of that nature. Barbara King Unit 412 asked if one man is going to do all of this? Barry replied yes, he is going to work five hours a day. Monday through Friday. Some items will be ongoing projects, one day he might do the fourth-floor globes, just keep it all up. Barbara King Unit 412 asked when is he starting? Barry replied if we make that determination right now to hire him, we will then discuss. Barry asked if Robert discussed the start date? Robert replied ideally Monday. Then he has a full

week and one addition, this list is fluid, so we will add things, move things, and take them off if they are redundant or we do not need to do it that often or ever again. He is taken on the responsibility of taking the pH readings for the pool that are required by the county. His first show at 8 o'clock will be to take the reading on the pool, arrange the patio furniture back because people leave it scattered around, sweep the deck, hose the deck, so the pool is ready and open, and then I will move him on to the rest of the list. It's a work in progress list like Barry said. His time management skills will dictate what he can get done in a certain day. I just asked him to follow through so if he starts the railings in the two buildings that he gets it done within that week not just do one railing one week, because we will not have any way of really seeing that impact. Ginny asked have we done his background check yet? Andrew stated we can run a background check by having him complete the application form that everyone else fills out. Robert asked Andrew what's the turnaround time? Andrew replied 24 hours. Robert also informed residents that after his day ends you can have him quote side jobs and it is between you and him, but you can shop around if you wish. Just know we have already vetted him, not only the background, but I have had two or three interviews with him and walked the property more than once. He has painted our pool deck, and it looks great. So, he has already demonstrated his detail, but again, you can hire him to do anything. Ask him if he can do it, he will if he can't, he will tell you. He will not put a new electrical box in your condo but can put a fuse in or hook up something minor, change your lights, switches, things of that nature. Understand he's being told not to give you a quote till he is off hours, which is one o'clock in the afternoon. He still has his company and can run it separately. If a job needs a permit, he must put this in his bid that a permit is required. Sandy McJuary Unit 409 asked, did you do reference checks? Rober replied I've checked two references and both highly recommended. We cleared with him in the very beginning; he's on a 30 day probation. He's an independent contractor. Within 30 days, he falls under no labor laws in the state of Florida. He gets paid for performing the work we want. If in 30 days, if we decide to terminate our arrangement, we just tell him, sorry, next week don't come in. After that, he has another 60 for a total of 90 days to make the position full time part time. Robert then made a motion to allow him a 20-minute break in the five-hour shift. Barry seconded and no one opposed. Barry noted that Rick got wind of this and thought he was being terminated, and we had a conversation last Friday morning when he gave me his keys. Rick communicated to him that he was quitting at the end of June because of his health. Barry informed Jose he would have an answer to status tomorrow morning. Barry made the motion upon successful background check, Robert seconded, and no one opposed.

#### B. Open Discussion / Questions

Barbara King # 412 asked when do our trees and bushes get trimmed? Barry replied they are coming Tuesday morning to walk thru the property and some of them got trimmed last Monday in the courtyard. We're waiting for the palms to start dropping their berries because if you trim them before, then they'll berry again. It will be set up for the 14th of July. Ginny asked who we are using. Barry replied Kens. Barry replied he'll be doing all the trees, and there's two dead trees by Ed Thurston's unit and they'll be coming down. Sandy McJuary Unit 409 noted there's a huge dead branch in the oak tree, I'd say like in the 223 24 stack that is just waiting to fall. Barry stated that

Sandy is going to walk with him Sunday morning and she'll walk with Ken's Tree Trimming Tuesday morning. trees. Ginny noted there is a new law on July 1<sup>st</sup> anything that hangs over a roadway has to be over 16 feet for ambulances and fire trucks, etc. There might be one or two, but we are going to ask about it. Barry confirmed that it is on my list.

The meeting was adjourned by the President at 6:22pm EST.

Nicole Adams  
Lake Tarpon Sail and Tennis Club III Secretary