

LAKE TARPON SAIL AND TENNIS CLUB III

Meeting Minutes

Thursday, February 26, 2026, 7:00pm

At the Commodore Clubhouse First Floor and Via Zoom

Join Zoom Meeting

Meeting ID: 813 9241 8920 Passcode: 953861

Zoom participants Must be an association member. Please list your name and / or unit number on the screen. Anonymous will be blocked

AGENDA

Called to order at 7:02pm following annual meeting

Roll call: Barry, Nicole, Sandy, Debbe (Via Zoom) and Kristen

In Person: D Anderson; A Bolognini; B Drobney; A Dumas; J & P Dymtrow;
B Hubert; M Nilsen; K Pollara; E Tracy

Zoom: 109; Waite, B; Lisowski, F & T; LeBonte, R; Moran, T & M

Proxy's, residents not present: 21

Proof of Notice

Certify Quorum of the Board and Membership - 1) Wait to be acknowledged, 2) BOD will present then take questions, 3) three - minute time limit on speaking, 4) when asking a question or speaking, state your name and unit number for minutes.

Waived reading minutes and BOD approval - Includes minutes from 1/29/26 BOD mtg.

Review of financials and reports completed,

Old Business

1. Roof - Barry met with a gentleman from an engineering firm, recommended by Attorney. Unable to add further details at this time.
2. Stucco end of building A (Barry) the last company that came out think problems Might be from the roof as well, or parts of it are.
Building B; Colors are not blended well with repainting of small area.
3. Leaking cars: A work in progress to confirm problem vehicles.
4. Ladies and men's Pool Bathroom room repairs:
Condo #319: Commodes had been "Running all the time". Plumber contacted to repair and hook up plumbing in both bathrooms.
5. Cleaning maintenance contract: (Barry Case has submitted a proposal and will recuse himself from decision. Prior to meeting, he confirmed with attorney, that he will be able to continue as BOD President,) (Barry stated that he will have all proper documentation including: city licensing, liability insurance and LLC)
Conversations ensued to compare company cleaning Services.
4 companies provided apples to apples information for accurate Comparison and review.
Reviewed companies Maintenance, Cleaning Scope and proposals. Cam Resources;

MoeMan Services; Mama Rosa Cleaning Services, Handy Andy and Barry Case. After much discussion, Barry Case was chosen as new Maintenance Company. He Will start 16Mar2026, working 1 - 8 hour day, and 4 -2 hour days.

6. Dog urine corner of building B; still unknown who's dog is voiding on corner Outside B117. Barry, as new maintenance person, will be pouring "stuff" On the stains, and working until it's gone.
7. Toads in pool: Will continue looking at toad problem, and searching for ways to Block their entrance into the pool area, including nylon screening. Sandy will get Bids from local companies
8. Parking request for trailer unit 107: Still a work in progress. Still no information Available. Put on "Back Burner" for now.

New Business

1. Pool heaters off during extreme cold (waste does not heat). Come to some sort of decision that we shut the heaters off during extreme cold, otherwise, they are running all [night](#). [At](#) present, heaters are running at approx. \$30,000.00, and we will need two. Will continue looking at better systems, thermal, all the newer Advancements and solar.
2. Common Elements agenda vote for our representative to take to common elements Meeting; Barry Case to continue to represent Club III in common elements.
3. Unit 113 temporary medical exemption for motor home, will update April, 2026.
4. Elevator maintenance / service; Debbe is supporting looking for new contract Elite making needed repairs to elevators at this time. Contracts to be Reviewed to determine if changes are needed.
5. Status of gate for building B trash chute area. When Contract signed for new Fence, with Mary LameWrought Iron and Aluminum, they stated 16-18 weeks Lead time, which has us installing March 27 - April 10.
6. Common Elements construction status: Windows are in, there are two that need to be replaced, as well as one of the doors cracking upon installation. Installation company responsible for replacement. Flooring started 27Feb26. Electrician Moved plugs to accommodate new kitchen area. John Haverty, The President of Club One did the painting . He also found a big cypress slab for the counter tip. The Kitch wall was removed at no expense to CE, as a resident who works In construction completed this job. Once floor is completed, rooms will be Painted, then the baseboards. Use caution when entering and walking Around floors. Conversation also continues about 2nd floor being used for Parties, more conversations needed.
7. Open discussion:
 - Coyotes in area due to new housing projects in area
 - 14 Year Old Reese's, who got out of her home, and never returned

- Bushes to be removed because of rabbits taking over the area¹
- Key Replacement for Club III and CE's. \$100.00 each
- Chain Link Fencing is split open on north side: Kristen to research
- Landscaping: Fence plants, widen path, remove a lot of over growth
- Katherine Pollera: Interest in Salt Water Pool. Committee recommended.

Meeting adjourned by Barry at 8:05pm

Secretary Signature:

Debra Neuhardt-Shone

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Date of Approval: 26March2026