

LAKE TARPON SAIL AND TENNIS CLUB III ASSOCIATION

Thursday, May 28th, 2026 @ 6:00pm

At the Commodore Clubhouse & Via Zoom

AGENDA

- Call to Order: 6:00pm
- Roll call: Present Barry Case, Sandy McJury, Nicole Adams, Debbe Neuhardt-Shone
Kristen Marchese, Property Manager
Members: Joyce King (405), Kate Pollara (209)
Zoom: 3 Residents
- Proof of Notice
- Certify Quorum of the Board
- Decorum – 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 the reading of minutes and BOD approval 04.30.2026 & 05.21.2026
- Review of financials Report: Reviewed expenses and income, approved by BOD.
 - o Landscape Committee: gratitude stated for recent resin, due to plants and grass.

Old Business

1. Any Nominations for Board Members. Allan Dumas withdrew from board.
2. Roof Still in litigation
3. Stucco end of building A and B Part of Roof, still in litigation
4. Leaking cars: Barry will call/text Board Member for witness when he places pads under leaking cars.
5. Dog urine corner of building B, Update; guest was found walking dog, not realizing Dog urinated on the walkway of the hall. She apologized, feeling embarrassed.
6. Toads in pool, caught one, Update, There have been 8/9 Toad Feces in pool
Barry has been checking chemical levels, there are days when they are low. Could Be due the rain, many people were in the pool over the weekend. Barry collaborated with Sean the “pool Guy” on state of pool requiring cleaning, and it had been missed Barry contacted “Pro-Wildlife” regarding trapping of Cane toads. Cost is \$489.00 Initial visit, and then \$69.00 to \$89.00 monthly maintenance. Once cane toads are Managed, we will be able to purchase and place the granules ourselves.
Another company, A.A.A.SEA Wildlife charged \$349.00 initial visit, and then \$179.00 Per visit for 4-5 weeks. Their blend is not harmful to kids or dawgs. “Pro Wildlife” called by Barry Case to place traps and lay down granules.
Also looking at trimming the bottom of hedges, and screens placed around the pool area perimeter.
7. Plumbing Stacks 07, 08, 21 get cleaned not snaked, Update PRS
1 Tom Plumbing snaked a camera through the lines. Awaiting final results.
Barry Contacted PRS, awaiting answers to his questions.
8. Awnings And railing A Update per “Mike Burgess”, No Stecco Damage. Will require caulking And awning repair. 3 slits, \$300.00 per slit to repair.

9. Elevator maintenance Contract Update : Attorney Preparing letter to send to Elite Elevator...30 days, repairs completed as stated in letter, or final 30 day Notice to be given.
Also, a violation received for B elevator, not having an updated certificate.
\$4250.00 fine to be passed along to Elite Elevator.
10. Crop circle Update. It is starting to grow. Crop Circle behind B120.
11. Pavers clean seal repair bids Replace damaged pavers, seal. Update
Sandi provided a presentation on paver resealing. More info to come.
12. Feral Cats Update: Black Cat found 5/28/26 dead. Resident #104
to be reminded not to feed cats.
13. New sign in front of "B" Handicap parking Getting signs ordered. Update. Painting
14. New Sign, Main road Club III on order
15. Pool Heater quotes Sandy received one quote, she received business card for
Additional quotes.
16. Charcoal Grill Park, Liability...Insurance approves. Barry to check with the Fire Captain if city approve.does. And it would have to be added to the annual meeting for a vote.
17. Golf Carts as a Vehicle Valid Vehicle Tag, 2nd space. 2 cars.
No real interest at this time.

New Business

1. Pool Gates left open. Need to replace closers. FL Statute violation.
2. Pool rope removal FL Statute violation states cannot be removed
3. Pool Light dead again Xecutive Pool Company, pool under warranty. Debbe to Call
4. ARC form update, add Unit Number on AC is required NEW AC rubber mounts are required now, also need unit numbers on A/C., Need to add to see rules and regulations or add in this form.... BOD will review rules and regulations, and update accordingly.
Stands below each A/C needs criss/cross metal supports.
5. Unit 105 and 110 escalating for arrears payments.

Open Forum:

- Kate: Condo 209 requested use of Club III pool for twice weekly aerobics. Permission granted.
- Unit 202 sold, new owner plans to renovate and sell.

Adjournment 7:06pm

Debra Neuhardt-Shone

Submitted: 07/25/2026