

LAKE TARPON SAIL AND TENNIS CLUB III ASSOCIATION

Thursday, July 30th, 2026 @ 6:00pm

At the Commodore Clubhouse & Via Zoom

AGENDA

- Call to Order:
- Roll call: Barry Case, Sandy McJuary, Nicole Adams, Debbe Shone (Via Zoom)
Kristen Marchese (Ameritech)
- Proof of Notice: Completed
- Certify Quorum of the Board: Completed
- 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.
- Waive/read minute and BOD approved 06.25.2026
- Review of financials and reports: Reviewed, Approved
 - o Landscape Committee

Old Business

1. Any Nominations for Board Member? None
2. Roof **Still in litigation**
3. Stucco end of building A and B: With Roof, **Still in litigation**
4. Leaking cars Work. **in progress**
5. Toads in pool. **Update: Catching some, Next thing is to try the deterrent.**
6. Plumbing Stacks 07, 08, 21 get cleaned not snaked, Update PRS. **Waiting on a quote.**
7. Elevator maintenance Update
 - a. NEW ROLLER GLIDES PROPOSAL from G.E.S.
 - b. Bid received to replace glides. **\$8,581.00 to replace. Approved.**
8. Pavers clean seal repair Replace damaged pavers, seal. Update. Approved.
 - a. **August 24-26, 2026 for paver replacements, and seals.**
9. Feral Cats Feeding Animals. Update Resident: feeding cats. Nip problem in bud.
 - a. **Cats, raccoons and armadillos seen feeding.**
 - b.. **Send Cease and desist letter to homeowner, Copy emailed to board.**
10. New sign in front of B Handicap parking Getting signs replaced. Update. Painting Post
11. Pool Heater quotes: Continue discussion on heaters
12. Pool Gates left open. Need to replace closers. FI Statute violation.UPDATE
13. Pool Light dead again UPDATE 1 working, one intermittently. Junction Box, Regulators were replaced **Work in Progress**
14. Smoking in walk way. New bench, send out violations letter.

15. Main line water leaks Updates Friends Plumbing refused, 1 Tom Plumber Call Caribbean Fire, Incorporated, came out. We may need an engineer to review PRS coming to bid. If an Engineer is needed, a bid will be received to assess.
16. Elevator inspection Update G.E.S. working on getting elevators updated to pass inspection and receive certificate
17. Spectrum renegotiate Update Next year for review
18. Sale and rental forms **updated**

New Business

1. Rear steps of first floor units. What is allowed? One pot no pots. Considered Limited common elements, pots should be removed. **Letter to be sent to home owners**
2. Dryer vents? At least 20 are fire hazards. Friendly reminders on bulletin boards prior to notice sent to homeowners to keep drier vents cleaned. Find company who comes out and gives a group discount for vent cleaning. Barry to talk to fire marshall regarding drier vent care and suggestions.
3. Bricks in carports. Cinder Blocks, Limited Common Elements. Bricks not allowed. Because carports are limited common elements, carport is NOT a storage area. There are two carports with bricks. Kristen to send out notices.
4. Bulletin Boards Notices If you do not put up notice, you do not have right to remove notices.
5. Ameritech...posting issue with treasurer name. New treasures looks like treasurer for all records in CINC system. **Kristen checked into CINC system, Ameritech will create new account for Treasurer, but it will not be able to change previously approved. From legal perspective, having documentation in hand to show date treasurer took over position. Nicole Adams took over Treasure Position in February, 2026.**
6. Water shut off notice failure, Highlands 1 Ameritech. Water went off one morning at 8:00am, Highlands 1 requested shut off, which shut-off all accounts. NO EMAIL BLAST sent out. Date: Thursday, 7/23/26.
7. Communication with Board members. If residents have problems with Board Members, please put it in writing (email) and send to Ameritech, do not approach board members with complaints. There is a form on Ameritech Site to document issues. Goes to Ameritech Management, Barry Case, Ameritech Office Manager, and webmaster. Immediately 7 people getting the notice.
8. Material Changes to units form. Changes require updated ARC form. Windows, following, A/C some. Who needs it for what. Look on Website.

Open Forum

Condo 202 Sold for \$102,000.00 Now back on the market.

Heated discussion ensued regarding landscaping, pavers, parking, towing and decisions made by board that “are not discussed with residents”. **Accountability, following the “Rules and Regulations” are all resident responsibilities.**

Residents present: Alan Dumas # 302 Joyce King # 405

ZOOM: Ron LaBonte #415; Faith Lisowski #216

Adjournment 8:08pm

Submitted: Debra Neuhardt-Shone B113