LAKE TARPON SAIL AND TENNIS CLUB III ASSOCIATION

Thursday, September 24th, 2026 @ 6:00pm

AGENDA

- Call to Order; 6:02pm
- Roll call: B Case; S McJuary, D Neuhardt-Shone, Kristen Marchese Ameritech
- 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.
- Waive/read minute and BOD approved 07.30.2026
- Review of financials and reports
    - Landscape Committee

Old Business

1. Any Nominations for Board Member? **None**
2. Roof **Still in litigation**
3. Stucco end of building A and B: **Roof Still in litigation**
4. Leaking cars Work. **in progress**
5. Toads in pool. Update **Treatment is working. See less toads**
6. Plumbing Stacks 07, 08, 21 get cleaned not snaked, Update PRS
7. Elevator maintenance **Update Plan for 2 days elevator no operation with additional updating.**
8. Pavers clean seal repair **Replace damaged pavers, seal. Update. Looks Very Good. Touch-up to be completed every 2 years. 2028 next due.**
9. Feral Cats Feeding Animals. Update. **Feeding has stopped. Black still seen at night.**
10. New sign in front of B Handicap parking **Getting shorter post.**
11. Pool Heater quotes 4 quotes Available now to replace. As year ends, may before harder to procure. Fresh Finish presents as "better Company" warranty, labor, parts and they install bypasses. Cost: $11,242.45 7 Years parts, 5 years labor. All in Favor: All agreed (AYE).
12. Pool Gates left open. Need to replace closers. Fl Statute violation.UPDATE Barry found a closer in the pump house, and will place on "B" gate. Cannot change to add unlocked poolside at this time.
13. Pool Light **dead again and laying on bottom of pool.**
14. Smoking in walk way Update **Letters sent out, no recent smoking in hallway observed.**
15. Main line water leaks Updates **Still waiting on bids. (Waiting on 3)**

16. Rear steps of first floor units. Pretty much all cleared out. **Should be cleared by weekend. No letter will be needed.**
17. Dryer vents! At least 20 fire hazards. Barry received a letter from the Fire Marshall regarding the fire alarm. Pull the alarm, leave, and call the fire department. Kristen will email blast to residents, and will post information around the campus. **Action: Can start to get bids on costs of drier vents. Sandy Volunteered to start bid process.**
18. Bricks in carports. **One Carport is clear, 1 COA will replace with a shorter car stop. The other carport with "cement steps" send notice. Agreed by board.**

New Business

1. Lawn **Kill the pests in the lawn. DeSod, remove 4 inches dirt, ReSod and then we ca water. Barry to speak with Salisbury regarding the sprinkling system. In spring, place plugs around the area for new growth. Cicada wasps on campus, collaborate with bug-master to remove**.
2. Communication Policy To be reviewed and made a part of the rules/reg/policies **vote on October meeting.**
3. Assign Parking; Red tags will have assigned/reserved parking. **Passed. All in Favor on board.**
4. Rules and Regulation Updates: Items allowed visible to others displays. **Cleanliness factors: Doors & Windows keep clean as needed.Fining committee needed to site what is out of place.Curtains in hallway; beige, tan or white. XVI Rules/reg page 9, #1H change from neutral to hues of white on all exterior. Check docs, check with attorney. Add a caveat when sold, has to be changed.**

Present: Sandy Garner #313; Joyce King #405

Zoom: Ron LaBonte #415; Cynthis Meldau # 315; Bradley Waite # 401; Faith Lisowski #216; Marcia Borgia #109; Mark

Adjournment 7:49pm.