

LAKE TARPON SAIL AND TENNIS CLUB III ASSOCIATION

Thursday, June 25th, 2026 @ 6:00pm

At the Commodore Clubhouse & Via Zoom

Join Zoom Meeting

AGENDA

- Call to Order: 6:00pm
- Roll call: B. Case, Sandy M, N Adams, D Neuhardt-Shone
- 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 minute reading, approval 05.28.2026
- Review of financials and reports
 - o Landscape Committee JK (405) requested pool hedge be trimmed
 - Committee will be more formalized when fall starting

Old Business

1. Pavers clean seal repair bids Replace damaged pavers, seal.
Chris from Premier Coatings present, provided a presentation on cleaning and sealing of pavers in A and B building.
Action: Premier Coatings voted as company to use
2. Any Nominations for Board Member? None this meeting
3. Roof Still in litigation
4. Stucco end of building A and B Still in Litigation
5. Leaking cars ... 3 suspicious vehicles Barry continues to watch for cars arrival
6. Dog urine corner of building B, ACTION Send B117 a letter re: rules and regs.
They cannot walk in the building with dog. They could also walk out back door.
- 7.. Toads in pool, caught one, Update New traps set 6/24/26. One trap had moved
Overnight around pool area.
8. Plumbing Stacks 07, 08, 21 get cleaned not snaked, Update PRS
Awaiting estimate for stacks 07, 08, 21.
9. Elevator maintenance Update Still waiting on Elite to fix elevator issues. Elite
Has until the 29th of June to provide repairs and replacements. Continue to check
Status with legal situation.
10. Crop circle Update Area is growing vegetation.
- 11 Feral Cats Update Still two hanging around. No Food out for them.
12. New sign in front of B Handicap parking. Update: Sign ordered.

13. New Sign Main road UPDATE Put on hold at this time
14. Pool Heater quotes Still work in process
15. Charcoal Grill Park, Liability...Insurance approves. UPDATE
Charcoal Grill is okayed by fire chief, insurance
16. Pool Gates left open. Need to replace closers. FI Statute violation.
UPDATE: Barry working on Bldg B Pool Closers replacement.
17. Pool Light dead again UPDATE Continue to reach out to Pentair.
18. 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....
A310 had a new A/C replaced by Veterans, who left large amounts of trash behind.

New Business

1. SMOKING IN WALK WAYS Barry Spoke to A104 and B121 regarding hallway smoking Letter to be sent to both residences. Action: Bench to be placed near the parking lot. Smoking area.....away from building, in their Condo, **not in hallways**
2. MAIN WATER LINE LEAK Leaking in the pump house, awaiting estimates on fix.
Could reach \$100K. Awaiting Bids. Friends, PRS and 1 Tom Plumbing.
3. ELEVATOR INSPECTION: No word yet from Elite.
4. SPECTRUM RENEGOTIATE : Ameritech to contact Spectrum (Andrew)
Approved, Sandy 1st, Nicole 2nd. All in Favor.
5. SALE & RENTAL INSTRUCTIONS UPDATE
Barry updated form, See D/L on all adults on lease.
Updated Key cost to \$100.00

Open Forum

- (313) Reverse Mortgage Bank is not paying monthly fees (Unit #422) .
- (405) Mortgage companies are having problems approving loans due to Litigations pending.
- (304) You cannot get a convention Loan in COA when there is litigation Pending.
- (405) UMBRELLA at pool broken. Barry working on fixing.
- (406) Foul Odors coming through walls ie. cigarette smoke. Would need more than One complaint from surrounding neighbors.
Holes in utility closet: walls may have holes, need to be Closed.

Adjournment: 7:18PM

Debra Neuhardt-Shone

ZOOM PARTICIPANTS: 3

