

Lake Tarpon Sail and Tennis Club III Board Meeting

Location: Commodore Clubhouse with Zoom attendance possible

Date: May 31, 2022

Meeting Called to Order at 6:35 PM

Board members present were:

Christine Bonsignore.	Ginny Gates.	Mark Fleytlikh
Coryn Titus	Joyce King	

Ameri-Tech Property Manager, Andrew George, was also present.

Joyce King read the minutes for the March 23, 2022

Organizational meeting and the Regular meeting. Chris Bonsignore moved for their approval and Ginny Gates seconded with all in favor.

The Reserve Study Report the Board has enlisted has been completed and will be used will be discussed at the Budget meeting in the fall.

Ginny Gates gave the financial report from Ameri-Tech report of April 30, 2022. Total Assets are \$560,326.40 with \$69,169.45 in Operating Budget and 478,114.94 in Reserve funds. Delinquent accounts total \$13,042.00.

Our Capital One Reserve requires a change in Officers that must be noted in minutes.

Christine Bonsignore and Virginia Gates will be added signatures to the account to replace Charles Johnston per a motion by Chris Bonsignore and seconded by Coryn Titus. When the account rolls over in the fall, it will be reinvested according to best interest rates at that time.

We currently have four Reserve accounts and Coryn Titus moved to have Christine Bonsignore and Virginia Gates as signers for all accounts. The motion was seconded by Mark Fleytlikh and passed unanimously.

These Reserve Accounts are as follows from our report:

12-1047-00-00 Truist Money Market

12-1048-00-00 PM BB&T M/M 6665

12-1050-00-00 Capital One 360 Reserve

12-1055-00-00 BB&T Reserve CDAR

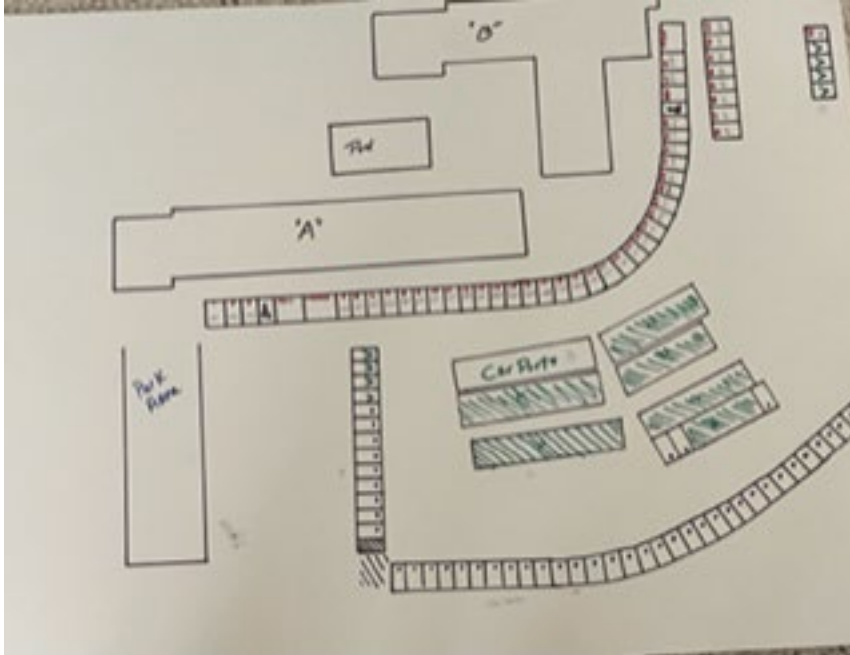
New Business:

Chris Bonsignore opened with remarks that she had been rereading our governing documents and looking at the schematic of the parking area. The Developer had submitted the drawing to Pinellas County in 1985 and all parking areas were unassigned. Over the years covered parking, boat parking and colored parking stickers have been added. Our Declaration of Condominium states any change requires a 2/3 vote of members. She indicates that going forward we will adhere to the 2/3 vote of the 96 Units for changes as stated in our Declarations.

Frank and Angie Cammaratta have been working on a proposal and gave a presentation to have each unit get an assigned parking space. Angie has volunteered to keep the assignment listings current should the plan be enacted.

Their research with the City Planning Board and our Declaration of Condominium indicated that we are required to have 168 parking spaces for our 96 units when units were sold from the builder. In 1990 the City changed requirements to have 2 spaces per unit or 192 spaces.

Our current program includes Red, Blue and Green stickers in designated areas according to color. Red is for a first car, Blue is for a second car, Green is for those who own a covered space. There are currently 44 Red stickers, 32 Blue sticker and 56 Green stickers assigned. Parking continues to be an issue at various times especially when the snowbirds are here and/ or there are a lot of visitors.



Their proposal as seen above consists of assigned red sticker parking along the front by the buildings. The plan has visitor parking for each building. Blue sticker parking is planned along the lower area across from the boats. Contractors are to park along the lower fence or use the space belonging to the unit getting remodeled or the owner could get permission from a unit owner who is away to use their space.

Discussion followed with a three minute limit per person. Questions included who would assign spaces, would towing be used if assigned space was used without permission, visitor parking may be a bigger problem than we are aware of during peak seasons, and interpretation of Common Elements criteria as stated in the Declaration. Time ran out for discussion and more investigation will be done.

Motion to adjourn was made by Chris Bonsignore and seconded by Virginia Gates. Meeting adjourned at 7:45 PM.

Respectfully submitted by
Joyce King, Board Secretary