

Lake Tarpon Sail and Tennis Club III
Board of Directors Meeting at Clubhouse
Oct 27, 2022 at 6:30 PM

Meeting was called to order by Vice President, Virginia Gates at 6:32.

Roll call was taken with Virginia Gates, Coryn Titus and Joyce King present and Chistine Bonsignore and Mark Fleytlik attending by Zoom connection. Andrew George represented Ameri Tech.

Reading of the minutes from the last meeting was waived.

The Financial Report was given by Treasurer, Virginia Gates as on file from monthly AMERI TECH financial report. A review of Financials was given by Andrew George.

A resident reported today to Andrew that their unit water quality was below standard and some suggestions were given to potentially resolve the situation. A resident in attendance noted low water pressure the their unit. Andrew will call the County to see what they have to say.

New Business:

Virginia noted that there has been an increase in the Application fee from \$50 to \$150 to cover the increased costs of background checking applicants to rent or purchase in our Club.

She noted that all of our forms and governing documents can be downloaded from the Ameri Tech web site at
LakeTarponSailandTennisClub3.org.

Our pool service has been unsatisfactory and we are investigating other companies. Estimates received are much higher than Anchor so we continue to search. A suggestion was made for Expert Pool Service and they will be contacted.

Our Budget Meeting is coming up Nov 29, 2022 so a draft was distributed and discussed. There are many new requirements as a result of a bill passed by the FL Senate in July that will impact Florida condominiums over 3 stories. The final bill will be adopted in March, 2023. Some of the current requirements include a visual inspection of our building in 2023 and then Reserve Study by an engineer by 2024. Reserves must be fully funded and cannot be pooled as we have currently. For those wanting to learn more about the Bill, there are several Webinars available by searching FLSBD4.

We have had a Reserve Study on our building done this year with many more reserve accounts needed than we currently contribute to annually. We have, however, just brought our trash chutes, sprinklers and heat detectors up to code.. The emergency lighting was inspected. This brought comments about the emergency batteries not lasting more than 4 hours during the last hurricane outage. Then comments came out about the garbage chute areas being too dark. Both problems will be addressed.

Old Business:

At the last meeting a request was made for assigned parking. After doing research, the BOD believes that parking spaces are part of the Common Elements and cannot be assigned. Residents in attendance disagreed and discussion followed. Coryn then made a motion to bring the issue to a vote at the next meeting. Mark seconded and Andrew is to place it on the agenda in November.

Our CDAR came up for renewal and after researching, it was decided to put the funds into a CIT Corp CD for 12 months and that process has been started. We still have reserve money from Capitol One that needs to be invested. Andrew suggests we invest such that each account matures at 6 month intervals to give us income flexibility. This will be Investigated.

The audit that residents had voted to be done was started in 2022. The BOD had been working with Bill Demer, but during our switch of Management Companies getting information needed to complete the audit has been difficult. Reluctantly we have put the audit on hold until next year.

The meeting was adjourned at 7:35 PM.

Joyce King
Secretary