

Lake Tarpon Sail and Tennis Club III

Board of Directors Meeting at Clubhouse

May 23, 2023 at 6:00 PM. Zoom available at ID 830-4364-3121. Passcode 671070

Meeting was called to order by President, Barry Case at 6:05.

Members Present: Barry Case, Pres; Virginia Gates, Vice Pres & Treas; Joyce King, Sec; and Mark Fleytlikh, Member at Large.

Andrew George was present from AmeriTech.

Barry announced that Sandy McJuary has been appointed to fill the vacancy in the BOD with resignation of Coryn Titus after all voted in favor.

Joyce King read the minutes from previous meeting. Virginia Gates moved to accept the minutes as read.

Virginia Gates gave us the Financial Report from the Ameri Tech monthly statement. We have \$595,150.59 in total assets. Joyce King moved to accept report.

Barry Case used the posted list of agenda items to give reports:

Fire Inspection was done by VSC on Friday, May 5. They tested the fire hydrant by Unit 117 and it would not shut it off correctly and spewed water over the area.

They will be sending us a bill to have it replaced at an estimated \$5000 cost. Virginia noted that when the lines are tested our water in some units gets slightly colored that only lasts a few hours. Barry also noted that VSC told him the water in the hydrant is not metered water.

Trash Recycling Bin will be ordered and placed in the parking space by the house near our property. We are getting the largest size initially at a monthly fee of \$111 There is no contract and can be adjusted as needed. Our hope is to reduce the amount of garbage placed in the dumpsters since we cannot get larger containers. Placing it here eliminates the need to enclose the bin because it is not visible from the street.

Landscaping grass in front of Building A is being investigated with John Mack with hopes of getting some Florida-friendly ground cover to improve the area East of Building A on the hill by the gate to the extra lot.

Restriping of parking area is being investigated with three bids being sought. Currently we need 42 Red spaces and have only 40. Two Blue spaces will be changed to Red. There are 4 Units that have no car presently. Visitor parking was discussed and signs will be installed indicating lower area for visitors. Question arose about the need to resurface before restriping. The company that previously resurfaced the parking lot has been approached about the need to be redone. They indicate not resealing.

The water pressure issue on the two upper floors of Building A has been checked by Hauck Plumbing and found to be caused by lack of pressure. The remedy for this is to place an inline pump in each building with estimated cost of \$3000 per building plus installation costs. We have one bid but plan to get three bids.

Lighting in trash chute areas in Building A has been investigated for safety reasons. There are electrical boxes in ceiling so overhead motion sensor lights are being looked into at a cost of about \$1,500.

New signs have been ordered from Fast Signs for the parking lots and dumpster areas at a cost of \$1,100 and will be installed soon.

Our weekly maintenance is being reviewed and a walk around is scheduled with Jose on Friday, June 2 to discuss duties. A second bid from Pair-A-Jacks has been received but they would only clean each building once a week.

Concerns with maintenance were brought up.

1. The Hall lights have lots of bugs! Thought is to possibly spray them with a solution to keep bugs away. Individuals have had success with the approach.
2. Still a problem with ants in hallways. Bug Master has sprayed, but ants seem to be in the building. Spraying pine sol has been somewhat effective for some residents.

Spectrum Cable TV Report was distributed by Andrew. Spectrum has estimated a cost of about \$55-\$60 per door for basic cable TV, equipment, and internet. Spectrum would pay for 96 door usage. The contract would be for 5 years with a 4% annual increase. Individuals could pay to add packages to include more channels and equipment. Spectrum indicates that about 80% of our Club currently use their service. Further investigation is needed as many would get significant savings.

Resident Concerns:

Some 4th floor residents of Building A are still expressing they hear excessive noises primarily at night coming from roof A/C units. We will investigate further.

Elevators in Building B have been out-of-order several times recently and a concern for residents. Elite reports it is because doors are being held open too long as residents move in. We are looking into contract and what can be done.

Meeting was adjourned at 7:10 PM.

Respectfully submitted
Joyce King, Secretary

