

Lake Tarpon Sail and Tennis Club III Board Meeting

March 13, 2024 at 6:30 PM in the Clubhouse

Zoom ID 867-9113-7691 and passcode 410443

3 Residents present. 3 on Zoom

Barry Case, Pres, called meeting to order at 6:30 PM.

All other Board members were present Robert Strazz, VP; Ginny Gates, Treas.; Joyce King, Sec.; and Sandy McJuary, Member at Large. Andrew George was present from Ameri-Tech Management Company

Reading of the minutes from our recent meeting was waived per a motion by Barry and seconded by Ginny.

Ginny gave Treas report from Ameri-Tech Financials. 30 checks were written this month totaling \$243,552. Our assets total \$620,513.

Joyce moved to accept report and Sandy seconded it.

Andrew gave the report on delinquent funds totally \$14,426. Two owners are currently in the hands of our attorney and a third will be sent shorty.

Old Business:

Selection of a company to do our Milestone and SIRS study was made from 3 bids received.

The Milestone Phase I Inspection should take less than a day to accomplish. Andrew indicates they could ask to see inside about 25% of our units. They will be checking on structural integrity and typically want to see different floor plans and floors. At that point they typically will take suggestions for which units to inspect but they could say they want to see a specific unit or a stack of units. Whatever unit(s) they want see must be available to them. Their report will take about 3 weeks and they have been making suggestions of items that need attention. Phase 2 is needed only for larger issues and can be costly.

SIRS (Structural Integrity Reserve Study) looks at amount of money on hand for repairs/replacement of structural items in the Common Element areas. Only these items will need to have line item budget amounts and Andrew suggests we keep the other budget items in the pool format we have currently. Robert moved to select Beryl Engineering, Sandy seconded and it passed unanimously.

PRS has given us a start date of April 15, 2024 for Building B and they anticipate it to take about 15 days working 8:30-5 Mon-Fri. Water will be shut off only during those hours but the drains must NOT be used. Notices will be put on each door with instructions. No flushing of toilets or sink usage! All toilets on the first floor will need to be accessible and they will be reinstalled and resealed if removed.

New Business:

Rules and Regulations changes were discussed from the list Barry sent out. Robert moved to accept the Rules and Regulations as discussed at this meeting with a draft for final approval at the next Board Meeting, Sandy seconded and it passed unanimously.

Robert then suggested two major areas he feels need to be prescreened to have consistency of treatment. Other areas may be added later. Barry moved to establish a "system of process" to prescreen applications for ownership or rental and collections. Sandy seconded the motion and it passed 4 in favor and Ginny was opposed. Robert volunteered to do applications and Sandy for collections.

The Walk Around Committee was reestablished. Christine Bonisignore, Sandy Garner and Sandy McJuray will be on the Committee with Andrew George from Management to document and then send out letters.

The Fining Committee needs to be reestablished. Members cannot be on the Board or in a unit with Board member. Three Members are needed and Andrew would be on Committee to moderate. Tabled for lack of volunteers.

Three next meetings were set to be: Thursday, April 25, 2024 ; Thursday, May 23, 2024 and Thursday, June 27, 2024.

Robert moved to adjourn the meeting at 8:40 seconded by Sandy and all agreed.

Respectfully submitted,
Joyce King, Secretary