

Lake Tarpon Sail and Tennis Club III Board Meeting

July 25, 2024 at 6 PM in the Clubhouse

Zoom ID: 881 6928 7191. Passcode: 710493

10 Units were represented and 6 Units on Zoom call

The meeting was called to order by President, Barry Case at 6 PM. Ginny Gates, Sandy McJuary, and Joyce King were present. Robert Strazz submitted a vote on the items scheduled for a vote.

After as unanimous vote to waive reading the minutes from the May 23, 2024 meeting, Sandy moved to approve the minutes and Barry seconded the motion. All members agreed.

Ginny provided the Financial Report as submitted by Ameri-Tech for June, 2024. The total equity and liability is \$599,641. We had 27 checks written totaling \$106,659. Ginny reminded everyone that these reports are posted each month in the bulletin boards. Sandy moved to accept report and Joyce seconded. All approved.

Old Business:

1. The Hurricane Protection Policy is now in the revised Rules and Regulations in Section XVII. We are now required by the State to have a policy in place. The Committee spoke with 3 vendors and the allowed protection is listed In the Rules and Regulations. The screen will be stainless steel and installed outside the window. Owners may look at the links provided on website. Barry moved to accept the policy and Sandy seconded. All were in favor.

2. Milestone and SIRS reports were sent to residents by email and a copy is on the website. We passed the Phase I Milestone inspection so Phase 2 is not needed. SIRS reserve requirements will be addressed with the budget in the fall. Reserves must be fully funded for the items involved with our structural integrity per State requirements. Other budget items can remain in our currently pooled budget. Maintenance fees will need to be raised in January to start reaching the fully funded amounts. More details will be provided in November with Budget meetings.

3. PRS has completed lining the pipes in B Building. Still have to do the A Building pipes and we have recently had a backup in 108 stack there.
4. Revised Rules and Regulations have been posted on the website as required by the new State regulations for Condos. Meeting agendas, meeting minutes and any bids for projects must be available for owners on the website. We will send an email copy to owners when format is ready. Revision was accepted with a unanimous vote of Board.
5. Elevator contract is being tabled until Robert can work on changing elevator companies.
6. Security cameras were discussed. We have been having some issues with vandalism the last several months and we are posting a notice of the bulletin making residents aware of problem and encouraging them to be vigilant. Ideally we would like cameras facing in each direction from elevator down the hallway and with the pool and parking area. Sandy will be checking into getting bids for this service and bids being considered will be posted on the website.
7. Walk Around Team is currently Chris Bonsignore and Sandy Garner with Andrew from Ameri-Tech available for documenting. Nothing can be done until our Fining Committee is in place.
8. Fining Committee needs residents to volunteer. Meetings are not needed often and may even be on Zoom or at the Clubhouse as needed.
9. Unit 123 Servpro service needed to correct the mold as viewed by PRS work team. Our attorney indicates more pictures are needed so Ameri-Tech will look into scheduling a visit.
10. VSC reported a fire hydrant in front of B Building needs to be repaired. We are having trouble getting any contact from VSC or the Tarpon Springs Fire Dept to work on this. Ameri-Tech will assist us in getting an answer.

New Business

1. A foreclosure on Unit 105 is still in process. The second unit that was in the Foreclosure process has paid the whole amount that was owed and has been removed from process.
2. Door Bells are being used by many Units currently, but officially they are not allowed to be added with our current By-Laws stating no changes can be made the outside of the Unit. The Board feels a change is needed so we will have our attorney draw up the change. An approval of $\frac{3}{4}$ of the Owners will be needed to make a change. The plan will be to have this voted upon at our Budget meeting or the Annual meeting when a large number of Unit owners are present.
3. Bench by Building A needs to be replaced again because the frame is not maintaining it's shape. There is a warranty and Barry is working to get it replaced.
4. Lawn Pest Control is needed with several areas having grass growth issues. Sandy has volunteered to look into a new company for this service. Bids will be obtained and posted.
5. George Katakaidis, new Tarpon Turtle Owner and resident in B Building, Is proposing a new gate to be installed at "Turtle" expense in the fence facing Lake Tarpon Ave by the boat parking. The Board is asking for them to submit a formal proposal to be put on the website to bring this to a vote.

Open Question Period

There is an orange material piece in the trees that was blown in by a recent wind storm that needs to be removed. Barry indicated that Ken's tree service is to come soon to trim pool palm trees and can address that issue.

Meeting was adjourned at 7:40 PM.

Respectfully submitted,
Joyce King, Board Secretary