

Lake Tarpon Sail and Tennis Club III Board Meeting
May 23, 2024 at 6:00 PM in the Clubhouse
Zoom ID. 890 8260 4777 passcode 816088
8 People present and 5 on Zoom.

Barry Case called meeting to order at 6:00 PM. Also present were Robert Strazz, VP; Ginny Gates, Treas; Joyce King, Sec; Sandy McJuary, Member at Large. Janice Sofia was present from Ameri-Tech Management Company

A motion was made by Robert to waive reading of the April 25 minutes and it was seconded by Sandy. It passed unanimously. A motion to ratify the April 25, 2024 minutes with the change was made by Barry and seconded by Robert. It was passed unanimously.

An Emergency Meeting was held on May 14, 2024 after the PRS project Manager spoke to their lawyer about finding black mold in Unit 123 and their crew not being willing to work inside as a health hazard. Our attorney was contacted and a letter was sent to Dr Saputa about his need to clean and sanitize Unit 123 at his expense. If PRS has to postpone their project and there are fees involved, Dr Saputa will be responsible for those costs as well. Ginny will call Paul Davis Systems to check on mold traveling between 123 and surrounding units.

The Roll Shield representative was here to talk about their hurricane window Protection options at 6:15 so Christine Bonsignore introduced him to speak next. The HOA is now required by the State to have a style and color for window protection during a hurricane and a BOD approval process for installation. He had a model of their shutter and spoke of their standing in the industry. The shutter can be manual or electrical in operation. The shutter is installed in a box header with the screen fixed on the sides to be taut for highest impact protection. It meets the Miami-Dade criteria. When asked about pricing, he is going to do more calculations on each of the buildings and let the Board know.

We will be hearing about another company model next month. No decisions at this point.

Ginny reported from the Ameri-Tech April Financial Report that we have \$646,710 in Reserves and Liabilities. We had 21 checks written totaling \$24,595. We do have our reserves invested in two CD's with Raymond James. The Financial Report is posted on both bulletin boards each month.

Ameritech reports we have Units 105 and 317 in the hands of our attorney for Collection.

Old Business:

The Milestone Report from Beryl's is back and we passed the Phase One Inspection with some notes to make corrections in the future. We do not need a Phase Two structural inspection. The SIRS Report is also in that requires we have fully funded areas. We are below the required monthly donation to these Reserves to meet that amount. We need to raise monthly maintenance fees as we have to be FULLY FUNDED. We can no longer have assessments for structural maintenance items. A summary of the report will be sent to all Owners by AmeriTech. Adjustments to the amounts will be discussed during the planning for the 2025 Budget. A motion was made by Barry and seconded by Robert to accept the Reports from Beryl.

Pipe Restoration Solutions (PRS) has resumed the project to clean and repair our pipe lines in Building B. Barry sends out an email each day when PRS finishes with what to expect the next day. Currently asking residents not to use water between 8:30 and 4:30 each weekday.

Rules and Regulations are being tabled until we established requirements for Hurricane Protection for windows.

Walk Around Team is waiting for Rules to be set.

Fining Committee is still waiting for Rules and Regulations as well and the Committee needs non-Board members.

Elevator questions still remain. Elite responded to the list of items that need attention that Barry has sent. We are still under contract with them, but not happy with their fulfillment of their contract. If we find a new company, a buy-out might be possible.

Security cameras are being considered and Barry is investigating companies that provide that service. Wiring and monitoring the cameras are the big influence of costs for security. We are considering a camera pointing in each direction from the elevator on each hallway. One in each parking lot to cover dumpsters and traffic and possibly one in the pool area.

New Business:

Some confusion with the attorney's office not having the current 2022 Rules and Regulations when responding to requests for interpretation. They got the new one from website. Be sure to include them in copies of current revision when adopted.

Meeting dates for remainder of the year will be:

June 27, 2024	October 24, 2024
July 25, 2024	November 21, 2024 - Budget meeting
August – no meeting.	December – no meeting
September 26, 2024	

Other Reports/questions:

Ginny reported that we have several feral cats around A Building that need attention. She volunteered to call SPCA about removing them.

Ginny also noted that we still do not have an audit that was voted to have last year. Her question was when that should occur – in April since that is when AmeriTech started 2 years ago or at the end of year? Janice indicated it is best the end of the year. We currently have Demers involved in the audit and we will get a bid from them and from AmeriTech's auditing company.

Meeting was adjourned at 7:30 PM.

Respectfully submitted,
Joyce King, Secretary