

Lake Tarpon Sail and Tennis Club III Board Meeting
September 26, 2024 at 6:00 PM on a Zoom meeting
Clubhouse is closed from Aug storm
Special note that Hurricane Helene is starting this evening.
Zoom Meeting ID: 846 72127 2134 Passcode: 314831
There were 8 people plus the Board connected by Zoom

The meeting was called to order at 6:00 PM by Barry Case. Robert Strazz, Ginny Gates, Joyce King and Sandy McJuary were present. Andrew George was present from Ameri Tech.

After a unanimous vote to waive reading the July 25, 2024 minutes, Ginny voted to approve the minutes as submitted and Sandy seconded the motion. All were in favor.

Ginny provided the financial report from Ameri Tech for August, 2024. Our total Liability and Assets are \$643,727.64. Number of checks written was 26 for total of \$99,243. The report is posted on both bulletin boards. Report was approved by unanimous vote.

Old Business:

1. Rules and Regulations had been emailed to the Board. With a few minor corrections, Barry moved to accept the Rules and Regulations submitted for September, 2024 and Joyce seconded the motion. Vote was unanimous to approve. This document will be emailed to all Owners and tenants within the week.
2. Robert reported no new possibilities for replacing Elite elevator company. Ginny noted that in a recent conversation with Elite, David asked what our plan was for the elevators when a Hurricane is approaching our Area. A discussion followed about effects of water intrusion in call button. Andrew mentioned another property puts plastic over buttons in a storm.
3. Sandy has not had responses from companies she has contacted for Security Cameras. Andrew said he would make some contacts on our behalf.

4. The Walk-Around Committee will now be Chris Bonsignore and Sandy Garner with Andrew on hand to document problems. Now that we have approved the Rules and Regulations and our Fining Committee is in place, the Committee can start being active in October.
5. The Fining Review Committee consists of 3 Owners and one alternate not on the Board or married to a Board member. The current Committee will be Pam Peck (Unit 403), Betsy Martell (Unit 208) and Charles Adams (Unit 120). Sherry Segall (Unit 318) is an alternate. Andrew will help the group learn their responsibilities.
6. Ginny has been working diligently at getting the fire hydrant by Building B repaired. VSC tested the hydrant and it would not shut off. The company Tarpon Fire Dept hires to do their testing recently does not list us as having a second hydrant. She is still trying to get in touch with the Fire Dept.
7. Our Declarations of Condominium do not permit alterations to the outside of the building. Several Owners have installed alternate door bells and for them to be legal we must make amend the Declarations. This requires an attorney to draw up a document for the Owners to vote on. The Annual meeting has the best attendance for this type of vote so we tabled this until the Budget preparation begins.
8. The bench by Building A has been repaired and has a 20-year warranty.
9. We no longer have a lawn pest control service and have decided we need a company to work on our lawn care. Sandy is continuing to try to get some estimates. Barry also determined we had two holes under the foundation and engaged Pro Animal Removal to trap and remove the animals .
10. George Katalidis had proposed at the last meeting that the Turtle Restaurant would pay for a gate to be placed in the fence by the boat parking area for easier access to the Turtle Restaurant. Before spending more money developing this, he wanted to know if the Board would approve a gate. A vote was taken and there were 3 no votes and 2 yes votes. We will not be getting the gate.

11. The foreclosure on Unit 105 is in process. Papers have been served and the court should be setting a sale date. Andrew will check with the attorney.

New Business:

1. After Hurricane Debby hit on Aug 4, 2024, several units reported water intrusion mainly in A Building on the top three floors. Veterans Roofing was contacted and they came and did some roof repairs under our Dura Last warranty but they were unsure why second and third floors had leaks. After subsequent hard rains units have had continued leakage as water is cascading off the roof. Barry has investigated gutter installation. Ginny noted that we need to consider gutter guards if we install gutters.

Beryl Engineering has been contacted to assist with determining how to remedy our problem. One proposal is to inspect all sliders for cost of \$10,000 and a second proposal to inspection two stacks top to bottom for a cost of \$3,400. After discussion, Barry moved to take the best proposal at the best price. Sandy seconded and it was passed unanimously.

2. Additional water issues have been noticed around both roof access doors and the back door to the storage area. These doors have rotting wood as well and will be replaced. For more protection to roof access, Barry is having gutters installed above both roof doors at a cost of about \$700.00.

3. The Mailboxes for Building B have been leaking. Upon investigation after removal of stucco, the wood is severely rotted. New mailboxes will be investigated.

4. The bad condition of the paint on the hallways has been noted and will be addressed as soon as possible.

When Barry asked if any other issues, Sandy brought up the Cease and Desist Order sent to 202 for the disruptive activities toward the Club property and the Board members. There have been more additional issues involved that the attorney should be made aware of..

Meeting was adjourned at 7:30 PM.

Respectfully submitted,
Joyce King, Secretary