

Lake Tarpon Sail and Tennis Club III Board Meeting  
February 22, 2024 at the Clubhouse after Annual Meeting  
Attendance was 19 with about 5 on Zoom. ID: 883-8728-54785; Passcode: 804324

All Board members were present: Barry Case, Pres; Robert Strazz, V Pres; Virginia Gates, Treas; Joyce King, Sec; Sandy McJuary; Director at-large. Andrew George was present from Ameri-Tech Management Company.

Barry Case called meeting to order at 7:20 PM  
Reading minutes from the last meeting and the Treas report were waived.

Reports:

Pipe Restoration Solutions (PRS) was present for a presentation of Sanitary Stack Restoration. They had submitted a bid to repair our plumbing pipes after their inspection of our 71 stacks and underground lines in December, 2023. Friends Plumbing had been hired to investigate a problem in stack 14 and they felt the main line of 14 stack was broken.

PRS found the above ground pipes are mainly PVC, which need flushing, but underground ones are cast iron and they are in breaking down inside causing reduced flow. They will place CIPP (Cured in Place Piping) liners in the pipes using Pull-in-Place method. Each building can be done separately to help with cost distribution. Building B has issues so needs to be done first.

Bid for Building B:

Cost to flush pipes, remove debris and place CIPP line for ~300' of Main Line is \$61,500. Cleaning the 35 stacks will cost \$2,250/ day. Estimate 10-12 days to complete.

Bid for Building A:

Cost to flush pipes, remove debris and place CIPP line for ~ 190' of Main Line is \$37,240. Cleaning the 36 stacks will cost \$2,250/ day. Estimate 10-12 days to complete.

Holes needed to access Main Line for debris removal will cost \$2,250 each.

If drywall holes are needed, each hole will be \$75.

Before deciding, Robert wanted to look at Milestone/SIRS requirements and costs. Milestone looks at structural condition and integrity of the buildings and is done in two phases by certified engineers. Phase I is a visual inspection lasting a day or two, but the report often takes about 6-8 weeks so there is some urgency to line up a company to do the work. Andrew indicated that some companies are giving lists of items to be repaired rather than requiring a Phase 2. If a Phase 2 is needed, engineers may ask to break open walls and floors.

SIRS (Structural Integrity Reserve Study), done on replacement costs on every aspect of the buildings and the pool, and what it will cost to maintain, replace or repair over the next ten years. This is to give us a dollar amount we must have in reserves by the end of life of the items. We had a Reserve Study done prior to the state setting the criteria, so it does not count. Ameri-Tech to get us two additional bids for the Milestone and SIRS done by one company to save costs. From experience, Andrew estimates Milestone Phase 1 and SIRS would cost around \$10,000 to \$15,000.

Joyce King moved to contract PRS to do Building B Main Line and stacks clean-out and place the manhole access as needed. Ginny Gates seconded and it passed unanimously. Ginny reported that there is enough in reserves to cover this expense.

The next meeting is set for March 13 at 6:30 PM at the Clubhouse to decide on what company to use to complete our Milestone/SIRS requirement and to review the PRS requirements the residents will need to follow.

Pool Heaters were discussed since we are having trouble with pool temperatures. Sandy McJuary reported that Suncoast has replaced a defective pump that has a factory recall that seemed to be the cause for heaters to malfunction. We did have a bid from Symbiont Service Corp for two GeoThermal heaters for \$15,000 to \$ 20,000. After discussion, we decided to wait and see how the new pump works with the current two heaters.

The meeting was adjourned at 9:00 PM.

Respectfully submitted,  
Joyce King, Secretary