

LTSTC Club III Board Meeting
October 24, 2024 6:00 PM
Zoom Meeting
Meeting ID: 849 0536 0890
Passcode: 540932

Meeting was called to order by Pres, Barry Case.
All Board members were present by Zoom
Count was 16 on zoom, but some had multiple viewers.

Reading the minutes was waived. Sandy moved to accept the minutes and Ginny seconded. Minutes were approved as submitted by email to the Board.

Ginny misplaced her copy of financials so Andrew gave us the report from the Oct Ameri Tech financial report. The operating budget is \$74,747. We have \$516,537 in Reserves. Total Equity and Liabilities is \$654,742.82. List is posted.

OLD BUSINESS AGENDA:

- I. The Rules and Regulations - were emailed to Owners and Renters. Those not having an email (about 5) were sent copies by mail. Barry asked everyone to read the new Rules.
2. Security Cameras – discussion was postponed because Andrew was busy with Hurricane recovery and no information.
3. Walk around team - will be led by Chris Bonsignore. The group will wait a couple of weeks to do their first trip around because of the hurricane.
4. Fining Committee was not discussed.
5. VSC Hydrant - repair bid was signed. They will replace hydrant but may need to shut off all 3 clubs to make change and that needs to be discussed. There are also 3 valves that will need to be replaced that may add to the cost of the job. Question came up about needing a permit to do work and Barry has signed papers that one is not needed.
6. Door Bell Peephole - require an amendment to the documents so our lawyer has drawn this up and it will be sent with the November Budget mailing with a proxy for a vote. There are 17 already in place And 64 alterations to the front doors.
7. Lawn Pest control – Sandy has called several companies. One is sending an estimate. Pro Wildlife Removal place two traps to catch animals digging under the foundations. One possum and one armadillo were captured and released elsewhere. Holes will need to be filled in.

8. Foreclosure 105 – is waiting for the judge to set a date.
9. Water Intrusion – ERS Rep and a roofer from Durolast came to inspect the roof and the units with water intrusion. They will be getting us a report and suggestions for ways to correct problem. Several mansards have some cracks in the stucco that need repairing. ERS suggests the caulk on all lanai 40 year-old sliding doors may need replacing. The balcony in 201 is especially bad showing rebar, 101 has cracks and both need attention. Getting three bids for work and will go with the one that services us best.
10. New stock doors are on order for roof access doors at a cost of \$4,800.
11. The mailboxes - for Building B are leaking because of rotting wood. Mailbox replacements and where to locate them are being investigated. Expected cost is to be \$6-7,000. While mailboxes are removed, the Post Office may have residents pick up their mail at the Post Office.

Ginny asked to report on the Elevator Inspection delay. She has been speaking with DBPR about outdated permit. We had not paid 2023 bill so she submitted for payment. All FL permits list Aug 1 as renewal date but are sent according to payment date.

NEW BUSINESS AGENDA:

1. Hurricane Helene – damaged the fence and hedge by the irrigation pump area. We now have an orange tape protecting area and a new fence will be installed when company gets to it. John Mack will replace hedge plants.
2. Hurricane Milton – caused damage to several areas around property: Bldg A Dumpster door; Globes on several light poles; Bldg A 4th Floor Fire Hose Door; An Emergency sign and 2 exit signs; Soffit section in B Bldg; The sprinkler timer for our irrigation system was under water and had to be Replaced and position raised.
3. Pool leaks – in cracks around raised beam when pool overfilled. Andrew indicated in another of his properties, it was a drain pipe issue. The Pool Doctor had earlier given us report on leak repairs and to get pool up to code. SIRS indicates 5 years left on expected life. Discussion on spending the money to investigate or just go ahead with refurbishing. Ginny's motion to table was not seconded. Robert moved and Barry seconded a motion to go ahead and have the pool refurbished in 2025. Andrew indicates there is money in the pooled reserves for pool maintenance. The motion passed unanimously.

4. Drain repair in 114 –had issues with drains used from above units but the repair has been completed and the City said no permit was needed so the hole was filled and unit repaired.

5. Common Elements Delegate – Joyce King had been appointed and Barry wishes to assume the position. Discussion followed about the Common Elements plan for reopening the Clubhouse by taking out a loan to get cash on hand, Barry noted that since the current CE Board did not get an Association vote to REMODEL areas that were not damaged, Club III is not in favor of approving the CE Board trying to get a loan. Barry continued to strongly insist on Joyce's resignation and she reluctantly resigned.

ADENDUM- Joyce King did rescind her resignation the next day asserting the appointment was for the year. The matter has been referred to a lawyer.

Meeting was adjourned at 7:40 PM.

Respectfully submitted:

With an ADENDUM for the record: Joyce King did rescind her resignation the next day asserting the appointment was for the year. The matter has been referred to a lawyer.

Joyce King
Club III Board Secretary