

LAKE TARPON SAIL AND TENNIS CLUB III

Board of Directors Board Meeting

April 24, 2025

At the Commodore Clubhouse First Floor & VIA ZOOM

1. The meeting was called to order by Barry Case (President) at 6:00pm EST

2. Quorum / roll call was established:

Present at Meeting: Barry Case (President), Robert Strazz (Vice President), Ginny Gates (Treasurer), Sandy McJuary (Director), Andrew George (Property Manager) and Nicole Adams (Secretary)

10 residents were present in the room along with online participants including Charles Morgan, Sandra Garner, Ron LaBonte, Geraldine Johnson and Charles Adams

3. Barry presented the meeting decorum:

- ☐ Wait to be acknowledged.
- ☐ Will present then take questions,
- ☐ Three minutes time limit on speaking.

4. Proof of notice was posted around the site and on the [website](#).

5. Nicole Adams made a motion to waive the reading of the minutes from the last meeting held on March 27, 2025. Robert Strazz second the motion without opposition.

6. The financials were reviewed by Ginny Gates noting the total amount in bank register is \$644,684 and all bills were paid on time without late charges. Financials are posted on both bulletin boards and soon to be on the website. One available on the website, the financials will no longer be posted on the board to allow room for further information to be posted. Barry questioned and Andrew George confirmed that it is legal to post financials only on the website. Andrew stated the only item which must be posted on the board versus the website only is the meeting notices. Barry made a motion to accept financials, and Robert seconded the motion without opposition.

7. Old Business

A. Security Cameras - Andrew provided the board with a copy of the one bid received to date. The bid highlighted the issue of the amount of cabling that would have to be run, thus the expensive cost reflection. Sandy noted the vendor stated building B was easier due to the way the conduit was run through garbage chute; building A is harder. Robert asked if wireless is an option, and it was confirmed this would require Wi-Fi. Barry confirmed we will not be moving forward with the security cameras at this time for the reasons (1) only one bid received currently, (2) the cost (\$24,000) of the project, and (3) a vote of the association would be required as this is a material / alteration and the board is not allowed to spend the money without approval and budgeting. A resident asked who would be

watching the footage. The current system included in the bid would require board members to install app on his or her phone; there is no service included by company to watch video. A short history would be available on the phone and a longer period would have to be accessed via recording on computer. Recordings can be set to go for 6 months, or write over existing data every 30, 60, 90 days if desired. Robert questioned if there could be recording in and out at the entrance way. Andrew confirmed that the common elements board has received a quote for a tag reader for in and out of the property (approximately \$3500); Wi-Fi would be required for this solution to be implemented. Barbara asked why we need security cameras. Barry informed this came up as a request due to garbage being thrown on the property, food being thrown over a balcony and other shenanigans going on in the parking lot. Resident asked why this cannot be prevented and Ginny noted for residents to please follow the rule of "if you see something say something". Barry did note positive of cameras was this could reduce insurance costs by providing evidence against false claims. The topic is currently being tabled.

- B. Walk Around Committee Letter - Example of letter was shared with the board. Andrew shared that out of the 26 notices sent out all but 2 have complied. These two non-compliant residents were sent a 2nd letter today. A resident asked for example of violations which Barry confirmed examples are screen door to be repainted, dirty windows, damage to screens, etc.
- C. Fining Committee - Not needed due to no response from walk around committee letters.
- D. Water Intrusion MUNYAN, FIX IT ROOFING, DURO-LAST - Barry stated Munyan did come to the site as they also do Duro-Last roofing as well. Munyan came once and did a thorough walk-thru with Barry and Robert and then returned with his lead roofer who does the Duro-Last installations. Munyan agreed with Beryl Engineering who previously inspected the roof suggested solution of taking the TPO (Thermoplastic Polyolefin) and pull it back from the runoff side of the buildings and insert a Styrofoam build up underneath which will be higher and make the water go to the drains. We do not have a quote yet for this work. They would also bring a lift out and spend a week looking at each mansard roof section which is damaged; without them getting up to remove the screen they cannot really tell the complete scenario. There are several where tile needs to be done, some are collapsing (stack 222) and others where you can see indentation. Robert and Barry discussed would you retile all or at least all those on same side of building to not have hodge podge. Ginny questioned if there was a purpose for the mansard or just decorative? Barry confirmed it is to assist with keeping water from running on side of the building and original roof was Spanish tile which helped flow the water to the drains. In 1995 they decided to go with the current type of material on the roof due to the cost of \$5,000 (which at that time was more like \$50K today). A prior board member walked with Barry and shared that at that time they stuck PVC on the roof and that solved the issue at the time. In 2010 / 2011 they installed a new roof and used the same scenario and there were no issues. With the most recent roof installation the vendor stated you can no longer do the PVC and thus we now are experiencing issues. An additional unit was added to the previous list which now has damaged; concern is how many units don't know there could be damage without checking each unit. We are also waiting for a bid from Fix It Roofing who visited as well. Barry

called Ruben the roofer and he supported in getting Duro-Last on a call which was followed by a site-visit. Ruben the roofer did not join on the site visit as labor warranty was only for 2 years and it has been three years since the roof was installed. Barry did receive a report from Duro-Last and they did perform warranty repair work above units 407, 408 and 409 for areas loose and holes at the seams. We will be able to confirm if this fixed anything upon the next rain. A resident asked a question why we would pay, and Barry informed that the runoff is based on design; if we slit the roof to install something as previous design the warranty will be voided. Resident asked question could we use French drain and Barry stated no due to there are no down spouts (only drains on the interior of the roof) and the building was not designed to have gutters. Munyan did agree that most likely the end of building A stucco will have to be replaced.

- E. Pool Refurbishing - Robert reported the pool refurbishment project is on schedule; the vendor sent a calendar listing by date what is to occur. The pool demolition will begin on May 6th therefore we will close the pool late on May 5th. Material will be dropped on April 30th, demo to run through tile install which begins on May 12th. During this time there will be lots of dust as they sand off existing surface; they will clean up best they can. May 18th will begin pool prep and LED lights will light up the entire pool which should not have to be replaced for 50 years. Plaster installation begins on May 19th and the start-up of the pool is targeted for the 21st. Xecutive Pools received their 1st deposit already and the 2nd will take place on the 12th when they start installing tile. The last check is at the end of month when the health department signs off. The pool cleaning company was informed to stop service after May 2nd so there is no billing for the month. Furniture will be moved into the bathrooms on May 5th, and we will stack tables and chairs which will be covered and bungee strapped (landscaper to assist with furniture).

Joyce asked about using the pump house being used for furniture storage, but Robert stated it was a longer distance and bathrooms should not be used when the pool is closed. During the clean up Robert will have Rick fixing cracks on the deck with cement followed by painting. Barry has combination locks for gates to ensure no safety risks. A resident asked about window cleaning being provided as a good neighbor gesture. Andrew is looking for a window cleaner.

- F. CE Clubhouse Vote on "REMODEL ITEMS" AND how report from our CE delegate

Barry confirmed that the clubhouse is moving forward, and letters will go out on April 25th. The best estimate for the assessments to residents is approximately \$1109.73 per unit. Club 3 has \$13K from a CD which will be used and this will bring the total down for resident assessment. The work includes all windows, front doors, vinyl floor, wall repair, completely painted, missing ceiling tiles, 12K for furniture, fans and window treatments. No ripping out of the kitchen; work will only consist of taking the door out and framing around the door. There will be a common element board meeting soon and all are encouraged to attend for details. John with Munyan stated approval of work we will be approved so common elements board jointly with Munyan has an agreement that no work is to be performed

without the board approval. There will be daily updates on a website; no start date yet as we are waiting for a permit.

G. Building Maintenance & Cleaning - Robert reported that we are in the recruiting process regarding the hiring of a daily maintenance person which was approved in the last board meeting. The wish is to bring 2 phone interviewed prescreened candidates in for a face-to-face interview. Barry to assist Robert with the interviews and Nicole volunteered to be a third person to observe anything additional or missed. The goal is to interview 2 people within two weeks so we can compare results shortly following that time. Ginny raised the topic when interviewing we must ask what supplies candidates will provide. The current provider supplies toilet paper, paper towels, soap, trash bags, light bulbs, blowers, ladders, dusters, power washer, products necessary for washing globes, etc. Barry stated we must see what we would pay as he was not aware Jose provided such supplies. Ginny stated Jose confirmed he only charges for globe replacements. Robert asked how the board feels about the scenario and suggested that the association purchases material so that it is available as needed. Robert stated when looking online and in general rates seem to run \$60 / hour; we must keep in mind they carry their contractor license, insurance, etc. Ginny noted we also must know where to go to buy globes. Robert stressed that during the compensation conversation we will stress there is an opportunity of 96 people requesting side work. The wish is to have more cleaning such as "clean railing not just dusting". Barbara raised the question of who manages the current cleaning company and believes they do not always come on Tuesdays. Barry states he checks the service and Robert stated he feels we should not have to manage someone that is to be a businessperson.

8. New Business

- A. GUEST PARKING BETWEEN A+B NO MORE OVERNIGHT** - Barry made a motion to have no overnight parking at the 3 slots between building A and B. Barbara asked why guest parking between building A and B exists; Barry stated he did not know but that it was added by some board members at some point in time. Joyce voiced a concern that some visitors may have handicaps followed by Barbara voicing a concern that we have some residents consistently parking in the visitors parking. Joyce voiced that it should be controlled by Barry utilizing the ticket process.
- B. ALL RESIDENT VEHICLES MUST HAVE A DECAL** - All residents must have a decal even if you own your space. A question was asked from a resident whom has a transport car and must switch out vehicles often how to handle the sticker scenario? Barry agreed he will issue a plaque which will be hung so he can identify the parking is legal with transport cars in question. Barbara asked if you are a snowbird and trade vehicles how can this be handled? Barry confirmed he will issue stickers for both vehicles, and we will track the license plate to control at time of residence.
- C. THIRD VEHICLES** - Barry confirmed with the attorney that if a resident allows someone to use their space for a 3rd vehicle this is allowable when owner is not on the property (ex. snowbird). Barry informed people he does not want to tow anyone but if he sees violations, it is his job to

do as a responsible board member. The way out of further ticketing and parking discussions is to get rid of decals and to have everyone assigned 2 spaces and you park whatever vehicle you want within your 2 spaces. With this solution if someone is in your space you would call the towing company as this would be your property.

- D. ASSESSMENT CLUBHOUSE - All Clubs must pay common elements by June 30th, 2025. Club III Association has the funds to pay but we will have to “put back” the funds. Fourteen days following the Common Elements assessment meeting Club III will hold an assessment meeting to decide how the funds are to be paid (example in 3 months, 4 months, etc.) A resident asked how many different assessments we are talking about for this year. Barry confirmed it will be two, (1) for common elements clubhouse and (2) for the roof repairs at Club III.

E. Open Discussion / Questions

- ☐ When clubhouse work is performed where will the meeting be held? It was agreed to use zoom and possibly at the pool weather permitting.
- ☐ With the new LED lights at the pool will we now be allowed to use the pool later in the evening? Barry responded no and per Andrew the rule is that the pool and enclosed area around the pool must be lit to a certain standard. It is believed that another 4 to 5 lights would be required. Sandy suggested we could visit Club I to see how their lighting is to compare.
- ☐ Joyce inquired into the current scenario with unit #105. Per Andrew we are waiting on a date from the judge; all paperwork has been sent to the attorney as required. The judge cannot be pushed to give a date. When the judge gets to our documentation there will be an auction for someone to purchase the unit. Once the judge provides a date a court officer will come and secure the property. Until the judge sets a date the people coming and going from the unit cannot be considered as trespassers. The mortgage company is currently the first lien holder, and we are considered the second lien holder.
- ☐ Joyce voiced her concern about the lawns, especially the hillside. Barry informed residents that he and Sandy are working on this topic. W.R. Sainsbury Irrigation Inc. came out and showed Barry how the sprinkler system works, and he then noticed the front entrance sprinkler were running during the time for Club III. We do have people coming to fertilize and spray every other month. Sandy believes some sprinklers may not be working especially beside car port area. Current law only allows watering via sprinklers once a week. Barbara Drobney suggested that by the pool we utilize ice plants as it spreads and does not need watering. Sandy will investigate the idea of ice plants after the pool work is completed.

The meeting was adjourned by the President at 7:35pm EST.

Nicole Adams
Lake Tarpon Sail and Tennis Club III Secretary