

Lake Tarpon Sail and Tennis Club III Association Meeting Minutes

Meeting Information:

DATE: Thursday, June 26, 2025

TIME: 6:00 PM EST

LOCATION: LTSTC Clubhouse

JOIN ZOOM MEETING

<https://join.zoom.us/>

MEETING ID: 861 4666 5342

PASSWORD: 594864

Call to Order

Roll Call of Attendees

- Present were President “Barry Case”, Vice President “Robert Strazz”, Treasurer “Ginny Gates”, Property Managers “Andrew George and Kristen Marchese” and Secretary “Nicole Adams”
- Resident attendees: 4 in person (Barbara Hubert Unit 417, Chris Bonsignore Unit 304, Joyce King Unit 405 and Nancy Pratt Unit 413. Online attendees were CP Adams, Faith Lisowski, Chuck Morgan and Sandra Garner.

Meeting Decorum and Proof of Notice Announced

Approval of Minutes

- Nicole Adams made a motion during the meeting to waive the reading of minutes and to approve minutes from May 29th and June 18th, Robert seconded and there was no opposition.

Review of Financials and Reports

- The financials were presented by Ginny Gates. The total ending balance as of 5/31/25 is \$649,752.15. We issued 26 checks for a total of \$52,894.
- Property Manager Adrew George made note the financials will be available on the website for review within the next day or two.
(<https://laketarponsailandtennisclub3.org/>).

Old Business

1. Water Intrusion Munyan, Fix It Roofing, Durolast, Southern Building Rehab

Barry shared a partial bid from Munyan for the stucco repair at the end of building A which is approximately \$62,500. This includes ripping off stucco on the north and south side of building A outside of the one and two stacks from the ceiling down to the ground.

Another company stated to Barry, they can coat it and that'll fix it but there is concern from Barry what's going on behind there that water's gotten in. For the two stacks in 302 the rust damage around his doors and the damage behind the stucco is severe. Which concludes it's not something that just happened, and it looks like it occurs in severe wind driven storms from the north. Many of the contractors which Barry walked the roof with stated there are a lot of fish holes; previous painters didn't quite reach it well enough to where they really coated it. So, at those little holes eventually water has just gotten in. Christine, along with residents from 301, are witnesses to the amount of water coming in, is not just a little drip, it was flowing. Robert asked, "are they talking about taking the old stucco off?" Barry confirmed yes. Robert commented that there may be additional charges depending on if they find damage underneath.

Barry informed that Munyan provided a quote for \$12,000 to inspect all the mansards in the courtyard and the south side of building B (none of the parking lot facing mansards because they all look fine). This would tell us what needs repaired and what must be replaced. Barry met with Frank from Munyan Roofing, and he met with Joe from Durolast (mfg of roofing product). Frank confirmed if we do anything at all with the roof it will void the warranty. It has been said a couple times that we might have to replace the entire roof. But then Frank was talking more about gutters. Barry informed Frank the roof never had gutters. If gutters will solve our problem, maybe that's our solution, but I don't know if it will 100%. With gutters the question is where do we put all the water that goes into the courtyard? It's not just going to be \$30,000 to put up gutters. It's going to be digging trenches and tying those gutters in. Some have stated if you install gutters, you invite rats into your building up the gutters. Frank said possibly he could come up with something that would create a parapet effect on top of the roof that would not void the warranty. He is supposed to be getting their drone guys to map the roof out and see how they could come up with such a proposal. They would be at the edge of the roof above the mansard, and it would push the water back down the drains like it should be done. Barry stated he found the plans; they weren't in any of the plans that were scanned of the roof. I don't know if I've mentioned this before, where it has arrows showing the water is supposed to go towards the center of the roof. I texted the other company, Southern Building Rehab and nothing back yet. They have asked me more questions. They came out with the roofers again. I asked if anybody needed to be there, and they said, "No, just wanted to look at some things and take some measurements" So they had come out somewhere in the last two weeks. and went up onto the roof. TWI Barry must send her a package to get her out here, Fix It never called me back. Nicole questioned so the companies are saying there are no warranty issues? Barry stated only with the leaks over 7, 8, and 9 area. In that area a lot of that's been Duralast. The last time we called Duralast they found a slit, he said, "That's not their problem." So, they charged us, but still there is water coming in there, so I need to get with those residents, and we really need to get into 409 and 407 and remove the ceiling and see where it's coming from. It's just got to happen. Christine from unit 304 stated with the slit that wasn't there before I'm thinking maybe the insurance would cover something like that if it was something that slit, it's something that flew by. Barry stated it was only \$350 out deductible is \$5,000.

Robert stated he brought up in prior meetings way back, but I do believe the mansards are a big issue. The pictures from Beryl show dry rot in separations between the roof and the property. So, let's get an estimate after they do their inspection and the wall is obviously a problem for the people that are on that side and it's proactive to try to get it fixed. There's obviously some exposure when the mansard's dry rot and they are separating from the building, there's got to be some opening in there, especially when the winds are blowing and the rain's blowing in that direction at high velocity. A small parapet wall doesn't have to be five feet tall feet, you know, two feet tall will keep the water from coming over the top. And the roof crickets can make the water go in a certain direction. I think we're on the right track, Barry. I know it's time consuming.

Christine unit 304 asked, "are you going to have to get other quotes?" Barry said yes but asked Andrew for legality of it. Andrew stated if we have a timeline, then two bids will suffice if you cannot get a third. Be sure to have a tracking of all these companies that have been called, who haven't shown up, who flat out said no, so at least you can prove, hey, I went for six or seven different companies, and we could only get information from two.

Ginny stated all the roofing was approved by the city inspector and everything. We put it onto their specifications. They examined each portion that goes on; do we not have any recourse against them? Barry stated all cities in the state of Florida and governments are absolved from any issues that come out of what they approve. Hurricane Andrew brought that to light, because everybody said, "What happened to Inspectors? They're exempt.

2. Updates Rules and Regulations

Barry gave an update to the rules and regulations modifications which are:

- Page four, under B, year-round parking restrictions, move numbers down
- added no overnight parking in the visitor spaces between the buildings
- Page six, I added the phrase the boats and boat trailers in place of some 3/27/2025 are grandfathered in by order the board of directors. It was suggested to me to remove one through seven. My thought that I didn't remove them was just that that we still have rules for those people there, I don't know if we want to say that more, or do we want to just remove them? That's going to be up to you guys. All board members agreed to leave until all boats are removed.
- Page nine under XVI unit exterior and appearance maintenance, added C, Security camera, doorbell cameras, digital doorbell cameras must be battery operated, not hardwired. They must be installed no more than six inches from the edge of the door frame, on the door or on the screen door, unit 310 and 302, our grandfathered in for hard wiring. Removal of the original peephole doorbell is permissible, replaceable with just a peephole or digital doorbell, or can be sealed, adopted by the board of directors, association of Lake Tarp Tennis Club three, 2/27/2025. That amendment has been signed, sealed, and delivered. It should be on the state website, and they're supposed to get it on our website. Per Andrew it's going on the website, it will also have to be emailed out to everybody. So, we've

used the email addresses that we have, and I think we must mail something like 16 due to email bounce backs.

Barry made a motion to accept the rule updates and distribute them as required;
Robert made a second motion with no opposition.

3. Board Member Position

Barry asked, do we have anybody who wants to join the board? No one present stated an interest. There was applicant but not present, so topic was closed.

New Business

1. Tree Trimming

Barry stated we had the tree trimmer out and originally planned to go ahead and just have Ken's Tree Service complete the work. But since there's two dead trees on the south side of Building B, it's an extra \$2100. A total of \$7,100 for Ken's to come out to remove the two dead slash pines located on the south side of building B, trimming all the trees everywhere, getting the ones above the road making sure all the branches are not less than 15 feet, and ensuring all the trees are trimmed away from the building. So in lieu of that, I did discuss this with Andrew, and he thought we should get another bid, so I have another bid coming Monday. The \$5,000 was within the budget and the \$ 2100 is an unexpected expense for dead trees that we do not want to fall onto the building.

2. Ornamental Palm Treatment

We had Hughes Exterminators come out and looked at the ornamental palms which are all turning brown. Hughes informed us that our palms are infected and have red palm mites. They need to treat them, and it's \$240 a month for four applications for a total of \$960. Barry made a motion to move forward with treatment, Robert seconded, and no one opposed.

3. Review of New Statutes

- Video conferencing: Barry bought a speaker / microphone unit which helps with the audio and will bill the association for unit now. It does help the Zoom people, which is required now, and we must make it a better hearing experience. So now that I know it works, I want that in the record in the minutes that this belongs to like LTSTC Club III once I get paid for it and I will pass it on once I leave the board to whomever.
- The board must ensure the manager is licensed, which is confirmed.
- New standard for the property insurance states every condo association must provide adequate insurance. Full insurable replacement costs are similar coverage,

maybe based on the replacement costs of the property being insured, is determined by an independent insurance appraisal or updated previous appraisal. Ginny confirmed she has an appointment on her calendar and that we're required to do an official appraisal by a licensed appraisal company. This is our third year, and I have started working on the insurance and will have it done by November with the new updates, and whatever the amount comes out to, that's what I send to the insurance company. That's fully replacement costs by an appraiser. That's what we want for our insurance. And that way they can I get it to them by November. They can quote it as our policy is January 31st.

- New official records. All these recordings for Zoom must be saved for 12 months.
- Financial reporting will be on website
- Association may use special assessment loans or line of credit to funds items. The money must be immediately available and sufficient to fund any previously.
- Underfunded Sirs Reser, and the amount required by the study. All these alternative funding options must be approved by a majority vote of all owners and warning notices will need to be included in the budget.
- There is a requirement now for members' meetings for Zoom. The quorum of the board must be present in the room for your annual meeting.

4. Removing ALL Bicycles in 30 days with No Decal

Barry stated that in 30 days any bikes without a registration sticker will be removed. If a decal is needed contact Barry. Chris unit 304 asked what are you going to do with them? Barry asked Joyce what she did last year, and Joyce informed that previously they were donated to St. Tim Church.

5. Open Discussion Points

Joyce King Unit 405 asked about the area by the pool related to the area where the jasmine was cut. Barry replied that Johnny is trying to get it, and he missed the rush on it and hasn't been able to find any so I will keep pushing him to get him.

Joyce King Unit 405 inquired, are we going to put more grass in the area by the pool? Barry informed us that there is discussion about a couple things. We looked at mulching it, putting an edge around it, just put some mulch on it for a while as a less cost alternative because with this big expense of the building coming up. Possibly what Barbara brought up at California ice plant? Robert stated I looked it up and again let the board decide, but what we talked about was putting it on the back shelf right now as we spent \$36,000 plus on the pool. That's a lot of money so when we got to the landscaping, we just pushed it off a little and tried to build the reserves up a little more. Barry suggested maybe we should put something on the Facebook page, take a picture of it, and say, what do you think?

Joyce King unit 405. Edging, you just put bricks down, like bricks or any kind of stones, just make an edge around the side. But I love the peanut ground cover that's over on the Pinellas trail that has beautiful flowers, a good bit of the year. I can't imagine that getting much water over what rain comes.

Robert Strazz informed us that our new maintenance guy named Dave first week is ending tomorrow, so he's already got five days under his belt. He's doing a great job. He's got recommendations of what we want done, and he sets his own schedule, which is a law the labor law because he's not a laborer, he's an independent contractor. So that's why there's no schedule put out. All the hand railings, he's already wiped. He also has just today cleaned out the pump house, which really needed. Next week he's going to start on the trash shoots, which are kind of one of my pet pees. Those trash shoots are nasty, and we deserve a better, and it's beautiful, stainless steel, and stainless steel will shine. So, he's going to start on that next week and then the elevators after that.

Ginny Gates asked how long we can function as a board with four members when we're supposed to have an odd number? Robert asked Andrew, are there any legal answers? Ginny asked has anyone spoke to Sandy to possibly reinstate her. Barry stated Sandy would come back. Andrew stated that probably is your best bet because nobody else seems to want it. Documents say basically you can run between three and let's say, nine but it makes it difficult if you have a portentous issue in the time. I have a tiebreaker. I've got no breaker. Robert stated well, President could decide. Andrew confirmed no, he only gets one vote like everybody else.

Andrew informed the board that in your packet, you've got a couple of estimates for water shut off. Robert stated the quote must be corrected to reflect 2 valves. Barry informed residents that we found somebody had to have water shut off for the building A, because they had to have their internal water shut off replaced because it was leaking. The outside valves are rotting, and the guy said, one or two more times, it's not going to go either way it will break off. I asked when they look to quote the main shut off, what would it cost to put a meter in as well? Barry stated we should have a meter into the property and then we can turn to these common elements and say, "This is our water bill.". No more of the formula that they've come up with and even if it is \$4000 to install one meter for our buildings, for our property that gives us why did we use so much water? What's wrong with our building. Do we have a leak or are we just paying this enormous water bill.

Andrew then shared the parking lot estimate returned when I asked him to look and give an opinion of what we need to do and the condition of the tarmac itself. He says that you've got a couple of big sections that need doing, but most of the car park is in very good condition. I think you've got a big crack down at the bottom end. You got like a big sort of oval section

that's fallen away. Then he said there was something at the front entrance of the car parking lot. \$ 2,900 was the quote currently. Gary said you've got years left on your lot before we actually tear it all up and redo the whole thing. Barry asked what about the stripping? Andrew informed that this company does not do stripping and suggested David (our maintenance man. Robert said he felt you must have equipment to do it and best for a professional. Andrew will go back and ask Gary if he can do the painting of stripping. Barry asked what about the oil spots? Andrew said he did not mention these, but he could cover these up. We will go get two other bids.

Andrew noted that he realized that the CPA quoted \$2,000 for a review but Ginny wants an audit. Ginny what's required? Andrew confirmed now, if we just did an audit of last year's books, we're good for another couple of years because you now must have your books audited every second year. Andrew agreed he will go back to Karen and say, no, we want an audit of the year 2024. That brings us into compliance, and then you'll have to have another audit next year.

Barbara Unit 217 asked have the coupon books gone out yet? Andrew confirmed they were on their way.

Joyce King noted that the letter just received on common element assessment mentioned late fees will be applied until January 1st, 2026. Andrew confirmed that's a typo it's after it. There are no late fees until after January 1st

Nicole made a motion to close, Ginny seconded with all others in favor.

Adjournment

Meeting adjourned by Barry at 7:06 PM EST.

Secretary Signature

Nicole Adams

Date of Approval

Xxxx