

Lake Tarpon Sail and Tennis Club III Association Meeting Minutes

Meeting Information:

DATE: Thursday, July 31, 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”, Property Manager “Kristen Marchese” and Secretary “Nicole Adams”
- Absent from the board was Treasurer “Ginny Gates”
- Resident attendees: 4 in person (Barbara Hubert Unit 417, Joyce King Unit 405 and Sandy McJuary Unit 409. We had approximately 7 online attendees.

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 June 26th, Robert seconded and there was no opposition.

Review of Financials and Reports

Kristen stated that in terms of financial reports, the Association is looking good, and I'm sure you all are aware we started collecting these special assessment money. They're not visible on this set of financials, because this is from June, but once we get to August, we should start seeing what we've collected so far in the July special assessments. Now, in terms of what you have operating funds, you were sitting at \$98,503.69. and in terms of reserve. You have three different reserve accounts, including a free paid insurance account, one is a CD. In total, your reserves are \$559,619.9.55 for a total of \$658,123.24. Robert asked is South State our bank. Kirsten confirmed yes. Robert asked if the reserve is that an interest account, or just sitting from the bank? Kristen could not confirm. Robert stated the two remaining Raymond James, once clearly a CD, it says, the other one, 149,000. Do you know what that is? Kristen stated the 149,000 is just listed as a general reserve. Barry made a motion to accept the financial report and Nicole seconded with no opposition.

Old Business

1. Appointment of board member Sandy McJuary

Barry made a motion to elect Sandy McJuary to the board and Nicole seconded the motion with no opposition.

2. Water Intrusion Munyan, Southern Building Rehab, TSI – We have some bids

Barry stated we finally got some bids. Southern the first one in our packet here, so they're looking at about \$78,000 for the mansard throughout the courtyard. Then the next one was Southern Building Group is for the stucco at the end of Building A they're looking at approximately \$24,000 to \$25,000. This guy initially talked about it just like recoating it, and I raised concerns that I felt I want to know if there's something under there. So, what they came back with, and this is doing the whole end of A, from the abutments right before the bedroom, the side bedroom, all the way down, from the roof down to below the second floor on the south side and below the third floor, somewhere on the door side, because that's where the leaks are. They would knock on all the Stucco, check for any loose, busted out, you know, and once you find that spot then they'll go for it, you. It must be done. So, this is one bid for that. We also have a bid for stucco from Munyan and their bid to do the stucco, and their bid is they're talking about scraping the whole building off just about down to the floor ratio, all the way, wherever the leaks are, in those areas is what we talk about as well, like, I don't know how people are clear that 301 has not only a leak in the bedroom, but a leak in the lanai. So, there's water, but it came through and was wet at each hurricane last year. So fortunately, these are not constant intrusions of water, storms, like when there's hard driving rain up there, you imagine that side of the building during a storm with a water flying out the rain and the wind flying down. So, Munyan said \$62,500 which also includes \$12,000 to inspect the mansards, and that what they would do is go around every single mansard in the courtyard, the south side of B, and see what ones need to be repaired, and then come back to us with a bid on how to do it. But they want money to go through and do this, Robert stated I'm not crazy about Munyan and main reason is that's \$68,000 just to take it apart. They're going to find damage underneath. We've talked about it in the last meeting, that damage is going to be assessed at that point. So that bill could easily double. Barry informed the \$62,500 is to do the stucco work, then it's \$12,000 to inspect the mansards. Robert stated I like Southern's approach. They're very detailed in their bid by the square foot. But there was something that came up recently and I read they're requiring us to hire their engineer. Barry stated that it is a different one we are going to come up to. So that's the two of the jobs, and none of them still seem to respond about the balcony of 201 and 101, which those of us that have seen it. The balcony of is severely cracked and it has rust's rebar coming up, which may be at least some of these guys have said that could be very minimal. You know, we chipped that out and went from there to where the or the whole balcony needed to be redone. But until somebody gets in there with a chisel and a hammer and looks at the rebar and finds out whether it is just a little bit or is it the whole rebar, so that's something else that somehow I would like to get included in all this, so we have one assessment when the time comes. But at least we're finally getting some numbers here. So, Munyan was the first one to come back with any bit about the roof whatsoever. So, I met with the gentleman one more time after Robert, and I met with them, and we met with him a couple times because they had a change

in their management. And he came out and he said, "You are sure you don't want gutters?" I'm like, "Well, we've never needed gutters. We didn't have to have gutters for 50 years. So, what's different that requires gutters now?" He said, if we rip up the roof in any manner, your warranties are null and void." I don't know how great a warranty is anyway, but so they said he came back, he goes, "Well, you know, if I put something on top of the roof, it doesn't void your warranty." So, this bid is \$1,595 for each section, where they would build a little wall above the roof from where the abutments that come out on the roof, they stick up like this high for each unit, they're the solid concrete walls between each unit. The thought is they could be built in different ways, and it would divert all that water down to the scupper versus flowing over the roof and damaging the building like it's doing. In the bid it does talk about there could be ponding on the inside. I don't know how horrible the ponding is, if the water dissipates in 48 hours? But anyway, we do have a bid from them at \$1,595 each so if they were to do this, I think somewhere in here it was close to \$100,000. So, Robert was just referring to as Southern said, well, you can certainly do the rough job, but we need an engineer to tell us how to do it." So, they sent a bid for \$9500 to come out, look at our roof, look at the whole thing, the history of it, look at the plans, and then tell us how they can fix it. How they would tell a construction company to fix it. There's another company, who wants \$3,500 to do that as well. They're a construction company that would come out and do that. Robert stated we already have this report from which we spent \$4,000 on. And the details on Southern, I don't know why they need a report from an engineer, the details are down to the studs they're using to build mansards. So, I'm confused. Are they making us hire another engineer and spend another 10 grand?' Barry clarified because that is for the roof and the mansards are the mansards. They don't address how to fix it. What Beryl says in this report is to prove to everyone this is not okay. We put the roof on and suddenly, there's water flowing over, and remember, there were a lot of complaints right after the roof. But then there was a drought, so the complaining died down. Then suddenly, the rain started hitting us last September and it just got worse and people are calling and we have 22 units now with water intrusion for the way it's coming over. Beryl was to say, yes, this is a problem; but they don't tell us how to fix it. They suggest gutters, but they also suggest you need a roofer to correct the problem. Leo and Adam stated that he's not a roofing engineer in this sense, as he doesn't design roofs. So, he can't say anything further other than that we need to fix it. So, the first step would be to get the roof so it quits draining the way it is. Then we do the mansards, and then the sliding glass doors of the units, not new doors, but then they need to be resealed. Barbara Unit 217 inquired wasn't it the town inspector that said we couldn't put those barriers which direct water up? Barry confirmed that's what they're saying that there's something about code to put them on but it's our roof and it works for us. When we must replace it, sometime in the future, they're going to make us take it down again. Barry stated next time we do the roof we need to spend the money to redesign it correctly if we only do a fix this time. If it's another \$150,000 in 10 years to do it correctly, it needs to be done, so that it drains. Barry asked if the board wanted to make a motion for him to talk to Southern and just about installing the barriers. Robert seconded with no opposition.

3. Tree Trimming Bids. August 6th & 7th – Be aware to move cars.

Tree trimming, so they will be doing that on the 6th and 7th. Like I said, we had some bids. The first one was the usual bid of \$5,000 to trim all the trees, get the trees along the roadway

to the legal heights for ambulances and emergency vehicles, get the palms trimmed up, all the dead stuff out, all the way around the building, in the courtyard. But then, as we embarked on this, we found out there were two dead trees on the south side of building B that'd have to come down or they're going to be hitting building B or somewhere. And that was another \$2,200. Since they are separate bids, I went ahead and signed them. We did shop around, I had another company come out. Stevens wanted \$32,000 but also wanted to rip down two trees that there was a tree over by the pool, to the east end, that there's like, it looks like a hobbit hole in there or something. The tree guy from Ken's. He said, there's nothing wrong with that tree. It's perfectly healthy. He says, when you start to see a lot of dead wood up in it, then I would be concerned. Kens did call me today, though, and he said, it's going to be another \$300. He said, unfortunately, the city is enforcing its rule to cut down trees of a certain size. They must deploy their arborists to do a report that costs \$300 bucks between the arborist and the city. I'll be signing that later. Cars around the build will have to be moved on the 7th and notices will be posted.

Bicycles will be removed when maintenance man returns. Notice was posted.

On next week Dave (our maintenance man) will take the two bicycles to St. Tim's for donation. Others that had no sticker have been removed.

4. New basement door installed.

The new basement door was installed and looks great. It'll help with the moisture there. We also had Dave dug out around the slab outside that door because the dirt created a little swimming pool there when it rained. Dave dug it to flow away from the building, because it was flowing in through under the door, creating a beach inside the door, as those of us who have been in there see. Joyce King Unit 405. stated there's starting to be a gully down in that same area by the palm tree from the basement door that you're talking about. I would suggest they look, I don't know if we need another pipe underground there from the down spout. Barry confirmed it will be looked at. Barbara Unit 217 asked will the same keys for the door be used. Fortunately, they were able to change locks so there was no need for new keys.

New Business

1. Open Discussion Points

Barry said now for open sharing, does anybody, have any questions? Robert asked for information about the parking lot bids. Nicole stated I have four different suppliers who have come out to evaluate and should have all the bids very soon. Barry requested we ask the vendors how many years they feel we have with the parking lot. Kristen noted this information should also be in our SIRS study.

Sandy McJuary Unit 409 asked for clarity what do we do when Dave (our maintenance man is not here) and service is needed. In general, should residents contact a board member, management, Dave? Robert replied that if it is something he can take care of quickly we can

let him know this. Robert's concern is having people direct Dave since he is a 1099 contractor, and it causes issues for the association. Barry believes that residents go to a board member and the board member will send a group text. Kristen did inform if Dave is not available Ameri-tech does have support for 1-time events. Barry informed Nicole if you can post something and maybe on the website if you see something contact BOD. Kristen said she will check if the website has an option. Barry mentioned also at one time we had a suggestion box.

Joyce King Unit 405 stated the area by the house in front and the bushes by it need to be trimmed. Barry texted Johnny immediately to resolve it.

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

Adjournment

Meeting adjourned by Barry at 6:54PM EST.

Secretary Signature

Nicole Adams

Date of Approval

August 28, 2025