

Lake Tarpon Sail and Tennis Club III Association Meeting Minutes

Meeting Information:

DATE: Thursday, August 28, 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 - Barry called meeting to order at 6:00pm EST.

Roll Call of Attendees

- Present were President “Barry Case”, Member at Large “Sandy McJuary”, Property Manager “Kristen Marchese” and Secretary “Nicole Adams”
- Via Zoom from the board was Treasurer “Ginny Gates”
- Resident attendees: 2 in person (Barbara Hubert Unit 417, Ed Thurston Unit 421 and Sandra Garner Unit 313) and 7 online attendees (Charles Adams Unit 120, Faith Lisowski Unit 216, Ron Labonte Unit 415, Debbe Neuhardt-Shone Unit 113, and Cynthia Unit?

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 July 31st, Sandy seconded and there was no opposition.

Review of Financials and Reports

Ginny shared status of financials as of July 31, 2025, we have total assets value \$597,631 and ending bills \$195,292 (total of forty checks). A large item this month was the \$106,000 to common elements for the clubhouse and each condominium unit will reimburse by the end of the year.

Old Business

1. Appointment of board member.

Barry announced Debbe Shone from Unit 113 would like to be a board member and Debbe confirmed interest. Barry asked if Debbe had time to take a 4-hour class which is required to be completed in the next 90 days and Debbe confirmed. Kristen will send Debbe information for the link of class coming up soon. Barry made a motion to appoint Debbe as a member at large of the board and Sandy seconded with no opposition.

2. Water Intrusion Munyan, Southern Building Rehab, still time

Barry stated I have talked to all kinds of roofing companies and different businesses about what to do. So, what I am proposing at this point to the board is we go ahead and hire Munyan to do the mansard inspection, because we need that total dollar amount to figure out what our total dollar amount is going to be. You know, not all the Mansards need to be completely redone. Some will need complete work, some need repair work, and then the ideas on the sides where they to be the courtyard of A&B, and then the south side of B to do the tile on all of them so it matches the shingles because otherwise it's going to look kind of hodgepodge and I don't think that's a good look for a quarter million dollar condo. But that all will have to be decided as we get those figures. I know there could be some trepidation because of their permit issue. But the thing is where we're at with this is it's all these other companies want us to hire another engineer to specifically come out and tell us what they can do with the roof. The number one thing out of everyone's mouth to me is you need a new roof. We don't need a new roof, or I don't think we need a new roof. Munyan has started to build a system of crickets or walls that, like what was done in the '90s, divert the water back to the drains. And that is around 100 grand if they had to do the whole rough, but it's going to be like, they'll build a section, see how it flows, flood it with hose, water, whatever. And, you know, and it should resolve our problem of the water coming over. Then we fix the mansards and any of the sliders that need to be resealed of those units impacted. I think, you know, we're coming up on a year that we noticed there was intrusion in my unit, and then that sparked other people talking about it and the water problems been going on since the rope was finished, as people know. I'm concerned other units are damaged that we don't know, because we found out two more have water intrusion because there was nobody living there until they were recently bought. So, I make the motion to go ahead with money to start that process with the mansards and get us that bid so we can move forward. Sandy stated the only concern that I have is that this company scares me. As far as their credibility with what's going on with the clubhouse repair and the real story about what's going on with the permitting, with these guys being the GC for this project. It worries me to give them more if they've dropped the ball with this. So how can we get clarification on what is really happening with this building with the GC, with the permits, because all it is now is hearsay. Do you have anything, Kristen, that you can add? Kristen stted in terms of money and the when you say this building, the clubhouse repair? Sandy confirmed yes. Kristen stated I'm trying to think of the best way to put this, because absorbing the information as it's been received, how it's been disseminated, like, I know Munyan is a family company, and I've worked with Munyan in the past on a lot of projects. I think they have strengths with certain projects more so than others. And when it comes to stone and stucco and everything else, I think they have some talent there, but based on what happened with this specific project, you might not want to have the same team doing something at Club three if you don't want to have, you know, changes of hand. I think the critical issue was that it started off with one project manager, now has another project manager. There was clearly a lot of information lost in the changeover, things that weren't transmitted well. They weren't communicating within Munyan internally, and that's a little bit worrisome, considering the size of the contract. So, I'm not advising you against using Munyan, I think Munyan is more than capable of doing the work. I would just really want to sit down and ask, okay, if we move forward with this proposal, who is our project manager, who's our point of contact, who are we talking to hear? I want to know who's, you know, our contact and permitting. That way

you kind of smooth over some of the issues that we've seen in the common elements project. That would be my take on it. I would still encourage the board to review the bids, check out the estimates, if there was somebody you had a better gut feeling about, then, you know. Barry stated that's the point. There is nobody else in the sense of the one company, this company wants \$3,500, and then they'll give us a bid. This company wants \$10,000 to give us a bid. This company wants us to hire a company that wants to spend \$9,500 to give us a bid. So, none of them want to touch it without an engineer like, they want to inspect the whole roof, da da da what can be done? And, you know, I've heard from, "Oh, we need to drill, like, ten more pipe holes." We don't need to do any of that, this roof has worked fine since the building was built. It did not have this problem, you know? So, there's no gutters. I'm like, my thought is, maybe we need gutters on the end of A&B that face east because those don't have any drainage. I don't know if anybody's aware of that. They don't have any drain holes. But the rest of the building drained fine. You know, I'm almost of the mind of what somebody in this room told me, just slice it open and just stick the pipes in there again, you know? Ed Thurstan Unit 421 stated I went through this before, it was simple. \$4,000 to fix, and now you're talking about these huge numbers. It's because the contractor pitched the roof of the wrong way. It's pitched out to the edges, it's supposed to be pitched toward those drains. The ones that are about 20 feet in. It's supposed to pitch. So that's got to happen then put the pipes there and then your done. Barry questioned so that would still be taking the whole roof up Parts of the roof? Ed stated now you got to figure out exactly what, how much pitch, how much they screwed it up, and then go from there and fix it, and put it back in the way it was originally is the simplest way, and we know it is going to work. Sandy questioned so why we can't go back to the roofer and say you screw this up. Barry stated that the roofer in his bid states in there that this is how it was designed. And no, it's not. It was not designed that way. I found a lot of the plans happened to be put on a thumb drive, except for the roof which I found it. The roof diagram is a complete outline of the building. It shows the drains on building A, where they're at, with arrows going in this way. That's exactly what it's showing is that the rough is supposed to be sloped inward for drainage. So, I did send that picture to some of these guys, so. Ed stated I met with the roofing contractor, and he claims that the building inspector told him to pitch it the wrong way to make it work well, it didn't work, and I questioned the building inspector making that statement. They're not supposed to say anything about how it's done. They're supposed to look at what has been done and see if it's appropriate. They're not designers. Barry questioned so then from what you're saying to me, it's almost like we do need to hire an engineer to redesign it, correctly. Ed stated redesign, put it back the way it was in the first place. Barry stated but what is that? All these roofing companies want an engineer to lay that out for them. They're not just going to do it. That's the problem. That's what they've all said. Ed stated the original drawings are going to have the signature of an engineer on it, I would assume. Sadra Unit 313 stated it's costing a lot of money for the repairs. Something needs to be done, and I'd rather spend so much money to get an attorney and see what he says than to go with another company. Barry stated I think we need to get moving on it. You know, I think there's been a couple of residents that are having issues that have been very polite about where they're at. Because like one of them, her floor did not warp because of the end that it's engineered vinyl or whatever, but when she walks out there, it's like splash splash. My Florida room is completely stripped. I had it ripped out because I was concerned about mold. This is just at a point I could talk to the attorney, do we proceed with repairs or with him? Sandra Unit 314

asked if the company that put the roof on that we're having all this problem still in business? Barry confirmed yes. Ed Unit 421 stated just for the record I made it crystal clear with the people that were running this project from here they didn't have any idea what I was talking about. And they just let it fly for whatever reason, I don't know. But it's just been ridiculous from day one. I said to them, before the project started, whatever you do, when you start this project, do not throw away those plastic pipes. And on day one, they throw them all away. Why? When' what was going on in that group? I don't know, and they didn't want to talk to me anymore about it. So, we just got to fix it the cheapest way to fix it, and the best way to fix it is going to be put to pitch back. Barry stated this is part of what Munyan told me is the way this one was laid down. You know how they told us there was going to be a robot? This is laid down a little differently. The robot went along and drilled these holes into the concrete, the concrete ceiling, the rough, the base, and this one's tied down with bolts into the concrete, and a lot of them. And he said that if we let anyone touch it, lift it up in any way, the warranty is null and void. Sandy stated my personal opinion is, I think we should contact our attorney and see if we can have any recourse with the roofer. Kristen asked who's your attorney? Is it Greenberg Nichol? Barry confirmed yes and so I would still like to move along with the Mansard situation, I think, because that's going to be addressed either way. If you look at them at a certain angle, one is 422. The one above me is starting to slope in. 416 at the corner and if you walk out in the road and look towards your side of the building, you'll see 422 has a big dip in it. Then when you're on the roof and you're looking down at them, a lot of them, there's an inch gap between the stucco wall and the material. What do you think? I mean, do we shop more? I mean, time is of the essence here. Do you want me to talk to the attorney? If we do, I think we should have another meeting within a week or so and move forward on to this. Is it better to move forward and then if we want to sue, we sue. Kristen asked how many years ago the roof was put on? Barry confirmed we're three and a half years. Kristen confirmed we are within the time limit. Barry asked then do we want to do that, and then re-meet because we got to go somewhere. Ed stated if you're gonna look at the drawings and see if there are any signings on any of the drawings. That would be great to show that it was done and that it worked because it did work. Ed asked if he's licensed and Barry confirmed yes. Kristen stated you can file a complaint against him at the DVPR. Barry noted that Ed brought up about just rebuilding it. It voids the warranty, but who gives a shit, right? I mean, do we really care? Like, Where's the contractor? Where's the warranty right now? Sandy stated my thought is, talk to the attorney and get back together in a week and see what we have, and if we have any options. Who was the roofer anyway? Barry confirmed Veterans was the roofer called VPN. Veterans, something. What about Friday the 5th next week? I can do it on Friday. Friday, 6 o'clock. Barbara Unit 217 asked so you can just do that among yourselves? Well, we still must announce it and allow people to attend. Kristen stated not if you're meeting with the attorney, if you're meeting with attorney, for legal advice, you can't have a closed meeting that the residents are not allowed to attend. You also want to limit the amount of, you know, back and forth that's going between the board and the residents when it's really the board's decision with the attorney. That's up to you. You can leave the meeting open just so the residents have the ability to attend here. But you need to make sure that if they have like a Zoom link or something that everybody else is muted. Anybody who has an invitation does not get to speak at that meeting. It is board and attorney only if you go that route. Barry stated my thought is that talk to him because somewhere we got to move forward to some of the stuff. I could talk to Munyan about the layout. Like I say,

these other people want money, they want, you know, I could ask him if I had the plans, did that make a difference? We already have plans. We already know how it was. Ginny stated I have one item to mention also, when we talk about finances. We have a CD coming up, \$199,000 principal. That's without the interest. It's coming up shortly. I don't have all the paperwork in front of me. I think it's a January and that's something to we didn't have it earmarked for anything, you know, it's just our extra money to invest and we're getting a nice interest rate on it. Barry stated Will do. Sandy asked Ginny what's your feeling on this roof situation? Weren't you on the board when we did the roof? Ginny well, I mean, it was approved, the Engineering Department, the permit department, the engineer signed off on it and said it was approved. Why could everybody be wrong? The roofer was wrong, the engineer from the permit company, from the city said it was fine. Barry stated but they obviously were wrong. Ginny stated well, do we have any recourse? Why did they tell us that everything? You know, they're supposed to be experts. Barry asked well, from what do you recall a lot of those meetings, do you think we have any recourse with this, from what they said to us? You know, like I know clearly states in the paperwork, where Ruben said an email to the president of the board at that time that this is how the roof was designed to flow like that. And we know that's not true, because it didn't flow like that for 45 years. Ginny stated I don't know, but we had all the paperwork at that time. We had the original information from the roof that was put on 20 years before. I had all that paperwork. I mean, all that was all that was provided. Barry asked do you know where that is? I have the current roofing contract and paperwork. You should have it when Christine term was up, I gave you all the paperwork, including everything from her. Barry stated yeah, it was not in that folder. Ginny stated that's the only place it would have been, because that was old. Barry stated I wonder if it was purged. Ginny stated I got it from Joan Marco, Joan Marco's husband, twenty some odd years ago, was on the board. He and all the other people that moved away, they were on the board that did were in charge of doing the roof at that time. And all the paperwork was there that the whole thing on the roof, all of their information, their inspections, and all that stuff was in there. As John came over to me and she says, "Ginny, I don't want this to get lost." She says, "I think you're the only person that might hold on to it." I says, "Yes, I just love paper. Barry stated okay, I'll contact the attorney. I'll contact these roofers about the drawings that we already have Engineer drawings and see what happens and we'll meet next Friday at 6 p.m. Regardless, we'll make a better decision.

3. Bicycles that have not been removed will be removed with bold cutters.

Barry announced several bikes were removed and donated to charity and any others remaining without proper decal will be removed (if chained they will be removed using bold cutters) tomorrow.

4. Tree Trimming Done.

Tree trimming was completed. Beryl report stated nothing should be within 5 foot of the building regarding trees so this is trimming requirement.

5. Walk Around Committee

Sandra Garner volunteered to be on the walk around committee as we currently have no committee members.

New Business

1. Pool Lights Issues

Barry called the pool company, and one underwater pool light was replaced under warranty and second one should be resolved soon.

2. The resignation of Robert Strazz Vice President was received and accepted

3. Organizational meeting to follow to appoint new VP

Barry made a motion to appoint Sandy as the new Vice President; Nicole seconded the motion with no opposition.

4. Leaking oil – 30-day pads will be placed under vehicles to check and then 30 day notice. The rules will be enforced.

Everyone will be put on a 30-day notice from this meeting, and we will post notices around the property that we will get pads and place under cars which we suspect are leaking and rules for resolution will be enforced.

5. Parking lot repairs and restriping

Nicole stated a total of 5 bids were received as of today. Different opinions received as to need with the consistent comment being why repair oil spill areas if we don't fix the issue with residents first. As far as repairs the stated quantity found between seven, the highest amount of repair areas they quoted was 16 by DMI. The total for if we just look at repairing those areas was \$3915 with the low bidder that was the seven area one. Each contractor states they would go down one and a half inches to two inches, basically remove the concrete / asphalt there. And then they would saw cut that out, then fill it back up with the SP 9.5 asphalt and then go and use the vibrating roller to compact it back in there. Low bidder was \$3,915 up to \$8,470 on that scope. Main areas were the area around the drain, area in front of A, the tree stumps between A and B. Where the oil spills were, basically they explained they were taking like a pen, some type of tool, and if it goes deep enough, then it's bad, and they suggest repairing that if we say we resolve the oil spill area. But the main, as far as damaged areas, the one between building A and B, the tree coming there. There's the one little side area that's going down in front of building A to the side of the carport. There, you'll see, they actually sprayed it. And down in the back parking lot, we have drainage coming down

that's about midways on that back. And so where it's draining, it apparently has been repaired, looks like at least twice, and there's a wood plank. Barry stated Yeah, Rick, I think, did that. The last person, Sun Coast that I had come out why are you going to spend all that money doing that? Have your landscape guy come in and just basically take the weed eater and take away a little more of the grass and then the rain will drain, and naturally feel more of the gap in between the concrete and the grass area there. He said, personally, he wouldn't spend that kind of money, that just water your grass by, coming back further. Then, as far as striping, the quotes came in to restripe would be the low was \$1660 up to \$3,100. All of them would be using the dot approved latex paint, which is supposed to be the thicker paint. It's also depending on mobilizations if they did both repair and striping; Suncoast quoted two mobilizations. Everybody else was quoting one mobilization. So, if we say no, we can't do it all in one day, then depending on whether it's striping or the repairs you're looking at anywhere between \$575 to \$1,500 for the next second day? Two companies DMI and All Phase were the ones pushing the seal coat. I went back to all of them asking their opinions what does sealcoat do for you, not do for you? And you sent some facts Barry. Sun Coast said, it'll make the asphalt last longer but if they did it, they would suggest filling all the cracks that we have as they seal coat it. He claimed that the reason also that we were seeing some of the cracking as he said from what he could tell the last time we did it, we paved over top of what was there. So, he said, all, you're cracking usually comes from water damage that was coming from water. And he said usually you to have either water or oil to damage your lots. And so, if we don't repair it, more water is getting under there, then it's just going to crack and it's going to crack what's above it eventually. Barry asked Ginny how long ago we did the parking lot? It's got to be at least a year or two before I moved in I remember it being done, but I don't have any paperwork on it. I'm not sure, but the whole thing was done. I mean, we emptied it out and put the whole, you know, black top and restriped at the same time. It's somewhere in the last nine years. I've been on the board. This is my ninth year, so maybe eight years ago. Barry stated Yeah, I was going to say, my mother was still, I think she was president. Ginny stated no. Sandra stated It was before Charlie. Sandy stated yeah, I think it was when Ed Fiedler was president. I remember it vividly. Vividly, because I hit a pole with Pam's car. Barry stated so you're right, it's got to be nine, ten years. Nicole stated all contractors stated we have at least five and some said eight. Warranty was 12 months, except for All Phase who had a 24 month warranty. So, then I just glanced at some of the cost of these stripping machines and you can't get some of the machines as low as I'm sure they're not very good as low as like 100 and some dollars up to the max I've seen as \$2,000. Do we buy one of these little machines in our maintenance guy? But question is how long do they last and what's it typical... But if you can use it more than twice, you're

going to pay save money. Kristen stated for SIRS for the pavement resurfacing, says that the useful life is projected 25 years, they think the remaining useful life was at 15 years. Now, that was derived last year, so 2024. Barry said so repairing it would be worth it. Where are we at in our budget to do it? Barry asked Kristen did you look at our budget? Kristen stated currently what you have available under that specific line item is \$1,775 for the pavement resurface. Nicole stated so then I guess the question is do we wait to the first of the year? We set the budget for it. Save the money, yeah. I think that's probably more prudent at this amount of time. Barry said we should still review the bids and determine what we feel is the "must" to do. Ed stated that 9 or 10 years ago they hired an engineering firm to say what needed to be done with the parking log but Barry did not recall seeing it. Ginny said she did not have it as well.

6. Vandals – smoking sign in Building B elevator

All right, then we just wanted to bring up that we had some vandal ripped to smoking sign off the wall in the elevator in B building. Now there's holes in it in the wall where they screwed it a couple times.

7. Units in arrears moving thru proper channels for lien and foreclosure.

Barry stated we have a couple of units that are seriously in arrears, that are moving forward for lean and foreclosure. Do we know where we're at on unit 105? I know I saw something recently from the attorney. I don't pretend to understand it 100%. I think it was today. I checked my email before I got here, and I've been checking to see if anybody updated me. Andrew might have received that information, but as far as I know, it happened. Any other questions about that?

8. Open discussion

Anybody have anything they want to bring before us? Ginny asked if we have the walk around committee and they note something our solution is to send a violation letter, The problem is, the next step, if they don't correct the violation, it is a fine letter. We don't have a fine committee. Sandy stated so we can still do the walk around and not do a violation, do the good neighbor letter. Barry stated unless they do the good neighbor, and if they don't do it, then still do the violation. Some people just need a little push for five bucks. Sandy stated if it gets to the point that we need to have a hearing, I'll go pull people off the street. Kristen stated they have to be residents. Sandy asked do they have to be homeowners? Kristen confirmed yes, you cannot have a tenant serving on the fining committee. And it can't be somebody that lives with you in your household. It has to be somebody completely outside of the board. But as long as they are a homeowner or the spouse of the owner.

Adjournment

Meeting adjourned by Barry at 7:06PM EST.

Secretary Signature

Nicole Adams

Date of Approval