

LAKE TARPON SAIL AND TENNIS CLUB III

Meeting Minutes

6:00 PM EST ON Thursday, January 29, 2026

At the Commodore Clubhouse First Floor and Via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/83825046629?pwd=bMZGMA2rT3G4afaQrTb2XrMRAKNrYT.1>

Meeting ID: 838 2504 6629

Passcode: 550063

Zoom Participants Must be an association member; please list your name and / or unit number on the screen.

Anonymous ones will be blocked.

AGENDA

Call to Order

Roll call – Barry, Kristen, Debbe, Nicole and via zoom Sandy and Ginny

In person – Barb Hubert, Nancy Swanson, Katherine Pollera, # 115, Pamela Peck 403

Zoom Chuck Morgan, Teresa, Cynthia, Elaine, Tracy, Christine Hill Unit 103, Faith Lisowski, Kevin King, Ron Labonte, Allan Dumas

Proof of Notice

Certify Quorum of the Board and Membership – 1) Wait to be acknowledged, 2) BOD will present then take questions, 3) three-minute time limit on speaking, 4) when asking a question or speaking state your name and unit number for minutes.

Waive/read minute and BOD approval – Includes minutes from 8/28/25 BOD mtg and 11/20/25 budget meeting
Review of financials and reports – Ginny was online asked Kristen to review. Kristen stated this is the December financials. Total operating funds, \$157,295.36 total reserve funds, \$599,649.91 for a total asset of \$756,945.27. Now, I did bring to the board's attention that we do have several delinquencies, some of which are aged over 90 days. So, if anybody's over 90 days, I can send them directly to collections? The board confirmed Yes. Kristen confirmed, so, would you like me to go ahead and pursue the highlighted individuals? In terms of financials, does anybody have any questions for me? Barry asked if \$157, 157,000 was left on December 31st, is that, like, we were under budgeted, like, we did to spend that, so now that's the money that would roll over to the general fund if nothing comes from December 12th or some bill that's out there that we don't know about? Kristen confirmed for equity capital is \$10,585.44 at the bottom on the second page so, to me, I would read that as a loss. Barry asked so we are over budget. Kristen confirmed Yes due to arrears. Reminder financials are on the website. Barry made a motion to accept and all confirmed acceptance.

Old Business

1. Roof – Barry informed that this is with the attorney and the board has a meeting at 2:00pm tomorrow. We currently cannot talk about this but hopefully have resolution soon.
2. Stucco end of building A – Barry informed we have a couple of bids on stucco. Units 201, 301 and 302 have evidence of water coming thru the walls after the storms (Debbie, Milton and Helen). In speaking to various companies, they wanted to do exploratory bids. Barry stated he is against this we should just start with repair and if see it is not needed then stop. Two bids are received and waiting on a third bid. Southern Building Rehab estimated 9,432 square feet with a seven-year warranty at \$38 per square foot to do it. Total bid

starting around \$25,000. Munyon, who's doing the clubhouse gave us a bid of around \$63,0625. TWI was asked to come out by Kristen but not responded. Kristen also walked the site with Velocity and we are waiting on the bid. Once we get the three bids we will also ask for mansards as they also have damaged and need repair. Barbara #217 asked would this come from maintenance cost. Barry stated and Kristen confirmed it depends on cost once we have all bids. Joyce #405 stated Ginny confirmed we cashed a CD and we could use some of that money for repairs.

3. Leaking cars work in progress – Barry soon will place mats under cars as another board member watches to check for leaks and then we will go to residents to act as required.

New Business

1. Units in arrears, ask attorney about auto set functionality for next action per rules and regulations – Barry informed that the board requested 90-day collection implemented automatically ensuring we have paper trail.
2. 2026 maintenance fee coupon books distribution and the amount - Kristen informed distribution was Dec 20th some were delayed and Ameritech took responsibility – no late fee month of January – February is when we see late fees implemented. Barry noted that there is an important budget meeting which takes place where residents can come review budget and express opinions. The date will be set soon for the October 2026 meeting.
3. Stucco bulge B building - This was cleaned up and painted, the issue is that paint no longer matches and the only other option would be to wait to paint the entire wall. Proposed to wait for stucco so extra small amount and wait on the lift – Allan proposed take a bit of the wall to Sherwin Williams to see if they could match
4. Ladies' restroom leak resulting in drywall damage – Ladies room drywall has been repaired ad a new vanity installed.
5. Leaking spigot at pool replaced; will replace others as needed – Barry informed due to cost we will replace others as required.
6. PLEASE help us by using the maintenance form on the website – Barry reminded residents to please use the maintenance form on the website, this helps us have documentation of issues and are aware of the property maintenance needs.
7. Men's restroom vanity to be replaced due to rotting and will check wall for damage - Barry informed the men's room will also be repaired soon with new vanity, not as much work required due to not as much damage. Just a reminder to all too if you ever see damage please say something as we might had been able to repair and not have so much damage.
8. Maintenance contract and discussion of bids received – Barry informed that we have received a few bids. Jose (previous bidder) offered bid 3 days week, CAM was 5 days a week, MoeMan multiple days a week. Kristen suggested to hold off award till next month's meeting to decide. The board agreed to allow further bids to be returned. Barry asked Kristen to send questions from Nicole to all bidders for confirmation.
9. Dog urine at the corner of 118 building B – Barry noted issues still with dog urine in between 118 and 117. Not able to find out whom does this but hoping to rectify as residents state it has been going on for some time and it is causing additional maintenance.
10. Toad feces at the pool – Per Debbe she spoke with pool service contractor, and he stated that the only time problem is October and Florida requires you must kill them. She has researched and the way is to catch and put them on dry ice. Alan mentioned and Barry agreed that Club I has something at the bottom of the fence which we should look at for next season. Barry mentioned if they go in pool legally, we must shut down pool

and shock it. Sandy did speak to Johnny (landscape contractor) to see if he could put something at bottom of fence and will follow up.

11. Parking request for a trailer as the unit second vehicle (Unit 107) – Barry stated owner has trailer and wants to park as a 2nd vehicle. Residents voiced concern of this being used as storage others doing the same. Sandy will ask for pics, Ron (Unit 415) opinion is unless unit is daily transport then it should not be allowed. Further discussion at next meeting to take place after pictures and more information gathered.
12. Fence damage by pool; police file report – Barry received phone call New Year Day that there were people at pool in dark. When he went to pool to investigate, they did not know who they are visiting but then said my aunt. Informed them cannot be in the pool after dark by Florida law due to it not being sufficient light. Someone seen them the night before crawling over fence and reported. Tenant did agree to pay some but officially without filming or pictures we legally cannot do anything further.
13. New metal durable bulletin boards for building A and B \$350/each – Barry informed bulletin board on building A is broken and repair is over \$100 and we can get new for \$350 each which is more durable. Board approved.
14. Ameritech LTSTIII website login to see financials and other information – Barry informed that you could go to the website and use the “login” to see the financials. If you have questions to this, please contact Kristen at Ameritech. This requires a login to keep sensitive items as not viewable to the public.
15. Open discussion – flag on order and should be here tomorrow. Barry asked what people feels about adding second flag for the 250; Allan noted check if the flagpole can hold this before purchase. Kate Unit 209 requested that we supply communication as soon as possible with any issues related to the elevator.

Meeting adjourned by Barry at 7:11PM EST.

Secretary Signature

Nicole Adams

Date of Approval

Thursday, February 26, 2026