

Lake Tarpon Sail and Tennis Club Condominium III

Notice of Board Meeting

Thursday, May 21st at 5pm

Location: Commodore Clubhouse 90 S Highland Ave Tarpon Springs, FL 34689

With Remote Attendance Option via Zoom (See Below Agenda)

- I. Call to Order Meeting started at 5:00pm
 - II. Establishment of Quorum Present: Barry Case, Nicole Adams, Debbe Neuhardt-Shone, Kristen Marchese, Property Manager
 - III. Proof of Notice: Notice up 48 hours + prior to meeting
 - IV. Discussion and Review of Elevator Maintenance/Service Contract
Contracts for G.E.S, Metro, Florida Elevator and Elite Elevator.
Discussion regarding all elevator companies. G.E.S was a company who had tech as a sales person, who knew / related where our elevator problems were with both buildings. Discussions reviewed the contracts of each company. A zoom meeting with the attorney had taken place, and the attorney stated that should we break the Elite Elevator contract, it's very well that they could just keep the double payment. Plus, they could demand \$900.00 quarterly for 3 years. With the list in hand of the needs to repair both A & B Elevators, a vote was made to remain with Elite Elevators. The attorney will send a letter to Elite Elevators with grievances to be corrected.
 1. That a member of management preferably the owner meet to review the site and what it is expected to do..
 2. The repairs are made within 30 days, with acknowledgement when each is completed.
- A 3rd floor call button, need to push 2-3 times
 - The rollers, just installed on A the tracks need the grease removed as per the roller manufacturing installation guide. This will stop the car from shaking.
 - door closing is fixed so it is quiet and does not hesitate. Both A&B
 - ALL missing panel screws are replaced. Both A & B
 - The position indicator is replaced B dull can not see , fixed or replaced A (10.2024 is started OK)
 - The floor indicator A inside is replaced
 - Top of CAB cleaned off B
 - Once the work is complete any funds that are left from overpayment are refunded

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5/21/26

- The one picture I'm not sure what the thing is called again but it has a leak.
- Then we would also like you to add an amendment to the contract that they will call when they're on their way or on site and when they complete. We really need this information with one elevator it's extremely difficult for many of our residents to deal with this as it is without some sort of knowledge or response from Elite just makes it that much worse.
- "If Elite shall default in its service performance, a written notice reasonably describing the default shall be sent.
- If elite does not commence to take Reasonable actions to rectify the complaint within 30 days, a further 30 day written notice shall terminate this agreement.

Motion made for Ameritech to withhold payments to Elite until further notice due to oversages they currently hold.

V. Open Forum

- * Snowbird doors filled with bugs. Maintenance Man is dusting the cobweb, 7-8 doors need to be repainted / or replaced.
- * 20-30 doors are filthy. Owners (snowbirds) need to find cleaners to clean areas.
- * Maintenance Man discouraged use of Dawn, as it will remove finish on your door,
- * Residents who want pain, ask BOD or Maintenance Man, kept in the pump house. If a resident has a jar, that's great.
- * Directory currently in the works. Kristen to provide Debbe with updated information.
- * Can Elite Elevator be taken to Small Claims Court.
Who Would want to head up this project? Board members are not lawyers.

V. Adjournment: 5:38pm

BOD Secretary

Debbe Neuhardt-Shone

Submitted: 5/27/26

Topic: LTSTC III Board Meeting

Lake Tarpon Sail and Tennis Club Condominium III

5/21/26

Time: May 21, 2026 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89330814851?pwd=kQaBB1Uoba4uWHhSiLa4MAIAgGLkG.1>

Meeting chat link

<https://us02web.zoom.us/launch/jc/89330814851>

Meeting ID: 893 3081 4851

Passcode: 954582

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+19292056099,,89330814851#,,, *954582# US (New York)

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5/21/26