

## LAKE TARPON SAIL AND TENNIS CLUB III ASSOCIATION

Thursday, April 30, 2026 @ 6:00pm

At the Commodore Clubhouse & Via Zoom

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 6:00pm
- Roll call Barry, Sandy, Nicole, Debbe
- Proof of Notice Completed
- Certify Quorum of the Board and Membership
- Decorum – 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.
- Waived reading of minutes and BOD approval – minutes from 03/26/26 BOD mtg.
- Review of financials and reports

### **Old Business**

1. Nomination of Board Member Alan Dumas (#302) Approved. Reviewed CEU's required to be a board member, He will be BOD member at large.
2. Roof Still in litigation
3. Stucco end of building A and B
4. Leaking cars Still investigating ways to resolve this problem.
5. Dog urine corner of building B: Tobasco seems to be working, not smelling of urine at this time, However, dog urine spotted on ramp in building B next to trash chute.
6. Toads in pool, Sandy found a non-toxic chemical applied monthly, and does have a bad odor once placed. Costs reviewed, Discussion occurred of the rainy season coming, would the spray wash away? It would require additional applications during the rainy season. It is not harmful to humans and animals. Also, 2 companies who come out, set traps and then they say they dispose of them.
7. Plumbing Stacks 07,08, 21 get cleaned not snaked Another back-up in Stack 7...207. Action: Awaiting report from PRS regarding clean-out of Bldg "A" not necessarily reline as we did in bldg "B",, and have camera confirm there are no clogs.
8. Awnings And railing A Waiting for return call from Contact of Kristens
9. Elevator maintenance .... Debbe. Reviewed Contracts from Metro Elevator, G.E.S Elevator, and reviewed Elte contract as well.

Action: Send Cancel notice to Elite. Was not suppose to be sent, we were going to wait till we got our money back

#### 10. Landscaping Committee Creation

a. Joyce to chair committee.

b. Scope of Committee Reviewed this was a motion on the scope and passed and that needs to be part of the minutes

C. May make recommendations cannot plant

D. Crop Circle. Sandy spoke with "Hughes" today. They took soil samples. Waiting on results. Could it be a petroleum leak?

E. Sprinklers on Wednesday 12am - 4am. Then 8pm to midnight. Half running at each time frame.

#### 11. 113 Motorhome Resolved. Parking in TT lot.

### **New Business**

1. Pavers clean seal repair bids Replace damaged pavers, seal. 2 quotes received to date.
2. Sell gas power washer Action: Approved to sell.
3. Feral Cats One still in the area.

Action: Barry has someone who can catch and take the cat to brothers salvage yard. His brother will continue feeding the cat.

4. New sign in front of B Handicap parking Getting signs replaced.

Action: Maintenance will repaint the handicapped sign on ground.

5. Main road Club III sign needs to also be replaced. Both sides of the sign, wood or metal post, Metal Post will cost additional. Look at composite post.
6. Pool Heater Service Action: Sandy will contact
7. Charcoal Grill Park, Liability...Insurance????? Add to yearly meeting vote.
8. Golf Carts as a Vehicle Valid Vehicle Tag, 2nd space. 2 cars, no.
9. ARC form update, add Unit Number on AC is required NEW AC rubber mounts are required now, also need unit numbers on A/C. 320: A/C replaced 3 years ago, Does have number.
10. Sprinkler Water Zones 12am - 4am. 8pm-12pm Wednesdays.
11. Units 123/124 and 415 need LED bulbs replaced.
12. Dryer vents are damaged. Some people have changed out on their own, it is COA expense, Suggested: Perhaps replace when building is repainted. Lights are also a problem, some are rusting,
13. Clean windows, storm doors, screens replaced or removed. Walk around checking appearance, residents requested to make effort to keep area clean. \$4.00 per letter to

send out notices. (Ron Beaty, #320) every screen should be replaced. If COA allows something for 5 years, (screen on kitchen window), as cannot force people to do so. Can note a spoken violation, that when sold, it has to be replaced.(Ron Beaty, #320) also suggested possible group purchase.

14. Common Elements Report: Clubhouse update No Ceiling Fans upstairs. Even floor fans would help. (Suggested by LeeAnn LaBonte #415) Building punch list for final approvals currently happening. (Alan Dumar #302) questioning CE President, when was he voted into office. Debbe Neuhardt-Shone (#113) advised a report from Nancy Swanson (#210) that top step going to 2nd floor is ½ inch taller than other steps, could be very dangerous, as people have tripped on that step.

### **Open Forum**

**(LeeAnn LaBonte #415) Someone put beer bottles down the trash chute at 1030pm. Sounded loud**

**Alan Dumas (#302): Ask the person not to do it? Don't know who did that.**

**What happened to the metal shopping cart at Bldg A.**

**Adjournment 7:59pm.**

BOD Secretary

*Debbe Neuhardt-Shone*

Approved: