

# ***South Preserve III at Waterside Village***

**Friday, March 18, 2016 at 10:00AM Meeting Minutes**

**APPROVED**

**QUORUM:** Present were Virginia Alexander, Bob Bernard and Gary Smith. Also present, Nicole Banks of Sunstate Association Management Group.

**Proof of Notice** was posted per Florida Statutes 718.

**CALL TO ORDER:** The meeting was called to order at 10:04am by Bob Bernard.

**MINUTES:** Bob made a **MOTION**, seconded by Gary to waive the reading of the minutes from the November 15, 2015 meeting and approve as presented. **MOTION** passed unanimously.

## **New Business:**

- South Preserve III has received the special assessment from the Master Association to complete the lake erosion project. The special assessment amount is \$200 per unit, totaling \$7200. An additional \$7200 is due February 2016.
- Bob noted that the stairs may need to be replaced in 2016.
- Dave McMahon from Atlas Insurance reviewed and presented the 2016/17 policy renewal.
- Bob explained the fire sprinkler indicator shows red when it is working properly. If an owner observes a sprinkler, not red, it needs to be repaired. Please report non-working sprinklers or issues directly to Nicole at Sunstate 941-870-4920.
- Landscaping- For a \$40 per month additional cost, Valleycrest will trim monthly (12 times per year). The Board reviewed one other monthly maintenance bid, but will not make a change at this time. The bid was noted at over \$3000 more than the current contract.
- **MOTION** made by Bob, seconded by Gary to approve the \$40 per month increase to the Valleycrest contract to cover trimming to be done monthly. **MOTION** passed unanimously.
- As a reminder, owners who are able, are asked to please replace the light bulbs as needed. A special thank you to Gary who has volunteered his time and has help in replacing bulbs for owners who cannot. Bob Bernard has extra light bulbs if anyone needs one and is willing to help as well.
- The Termite Inspection has been completed. Every 10 years, a booster is installed at around \$2800. Annually an inspection is complete for around \$1700. We have been informed that other associations do not have annual termite inspection.
- **MOTION** made by Bob, seconded by Gary to terminate the Termite Annual Inspections. **MOTION** passed unanimously. Bob confirmed that Stayton Pest Control services will continue. Dave from Stayton is here on Wednesdays. Stayton also baits the rat traps.
- South Preserve III officially has a website. Please visit [www.myspiii.com](http://www.myspiii.com)
- The shed doors need to be painted. Nicole to contact Jeff Garrahan for a price.
- South Preserve III is responsible for 1/3 of the lake. The Board is working on getting one person to take the lead on the lake maintenance.
- The Board plans to schedule dryer vent cleaning in October / November 2016.
- Water and sewage are tied together and based on usage. The Board plans to check for water leaks in October / November 2016. Building 873 has consistently reflected higher water use.

- The Board had power washing complete in 2015. Power washing is not planned for 2016.
- Stairs- currently one association is requesting approval from the Master Board for concrete stairs.

**Owner Comments:**

- 891 #205 Roof shingles have been recently repaired.
- As a reminder, if you notice any dampness, evidence of water intrusion etc., this must be reported to management immediately 941-870-4920.
- Discussion regarding the painting schedule.

Meeting was adjourned by Bob at 11:45am.

Next meeting Wednesday, April 6<sup>th</sup> at 6pm.

Respectively Submitted,

*Nicole Banks*

Sunstate Management for the Board of Directors of South Preserve III