

SOUTH PRESERVE III AT WATERSIDE VILLAGE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Friday, April 13, 2018

Waterside Clubhouse

The Meeting was called to order at 9:30am by President, Bob Bernard.

A quorum was established with all three Board Members present; Bob Bernard, Gary Smith and Virginia Alexander.

MOTION made by Bob Bernard, seconded by Virginia Alexander to waive the reading of the January 2018 Organizational Meeting minutes and accept as presented. **MOTION** passed unanimously.

Presidents Report/ New Business:

- Compliance Issues- there are two complaints of smoke smell coming from 873 #204. The tenant and owner were notified, and the tenant agreed not to smoke inside the unit.
 - Neighbor at #203 compliant that smoke smell from the entrance lanai of 204. A letter was sent in March to the owner of 873 #204 regarding the smoking. The tenant has agreed not to smoke on the front entrance porch. The complaining neighbor noted that there has not been any smoking on the porch in the past two weeks. If the association receives another quote a violation letter will be sent to the owner of #204 quoting the “offensive odor” according to SP3 documents.
 - Neighbor at #104 complains that smoke smell comes in through the vent in the front bathroom. Bob Bernard researched this issue. Other associations have had this issue and it was resolved by closing the valve for venting. The owner’s son, who is a plumber, will investigate this. Gary Smith also commented that perhaps the odor the owner is smelling in the front guest bathroom may be from sewer gas from the trap being dry (not used often). The odor in the bathroom has not been confirmed as cigarette smoke vs. sewer gas. Nicole will contact the owner of #204 and ask that the guests do not smoke while walking up and down the common stairs. This may be causing the issue in #104. The association will also ask the owner to consider adding “no smoking” to his rental agreement.
- Landscaping- Garden Masters began 4/1/18. They will handle the fertilization and pest control. The Board is impressed with the throughout fertilization application.
- The dumpster enclosures have been painted.
- Tree Trimming- Nicole will schedule Out On A Limb to do the tall palm trimming and rear stump grinding in September.
- Nicole will draft a letter to be sent to owners reminding them that renter and occupant information must be sent to the Association annually to keep records current.
- A recycling notice will be sent to each resident in the fall.
- Fire Sprinkler repairs are scheduled for 4/22 by Alliance Fire & Safety. Notices will be sent to owners.

MOTION to adjourn made by Virginia, seconded Gary at 10:45am.

Respectfully submitted by: Nicole Banks for South Preserve III at Waterside Village