

**WATERSIDE**  
**Virtual Board Meeting**  
**Tuesday, April 12, 6:30 p.m.**

**Call to Order at 6:31 pm**

Adoption of Agenda no additions or corrections

Meeting Minutes -- January 7, 2022 (Rita) Minutes have been approved electronically.

Treasurer's Report ask Penny and Art to send

**Roof Replacement Study (Jenn)**

Last year we had vendors look at many roofs. Canal Woods was inspected by several companies. The board has received that information. None of the roofing companies recommended replacing the roofs. It was recommended to repair as needed. The Board approved that recommendation. There are mixed feelings on whether the remaining shingles are fit to be used. To date there have been enough shingles.

Hershey Exterior inspected Townhomes and some SFH. Hershey Exteriors wanted to work with us and insurance to replace roofs. For townhomes it was stated that we should start replacing them. They did not report on individual units but rather an overall assessment. We do have from a few years ago from BZ.

Penny recommends that we get a few companies to assess all homes. Jennifer recommends that we replace two a year. We do need a plan of work for how to replace roofs. Penny recommended looking at BZ plan and then have inspections. Joe discussed getting an unbiased company to assess roofs.

Rita Perre-Davis moved that we relook at BZ roof study, get two plus companies for cost estimate for a townhome roof and SFH roof and the Board develop a plan of work by the next Board meeting. Jackie seconded the motion. Motion carried.

Finance Committee (Art) Art Rose discussed the fact that we are using our reserves sooner than expected. Marilyn suggested that we get some estimates from local vendors. Penny moved that Jennifer get some estimates on road paving and pool decking. Marilyn seconded. Motion carried. Michelle Hall stepped down from Finance Committee. She will need to be replaced.

Cinc Status (Jenn & Penny) On track to launch beginning of May.

Tree trimming Contract (Jenn, Joe) Cypress has been working on tree trimming for two and one half days and expect to be completed by Friday.

**Old Business**

Fraudulent SFH transactions (Jenn) All money has been returned by the bank. The activity was found during reconciliation of our accounts. That account has been closed.

MOVE THESE MINUTES TO A SEPARATE MEETING

Executive Session for the purpose of discussing legal matters. This part of the meeting is only open to Board Meetings. Marilyn Booker moved and Penny Sicilia seconded to go into Executive session.

Pat assured us that the attorney has been careful with expenses. Three invoices have been received around \$9300 which leaves us in a reasonable position financially. The insurance company requests a jury trial which is quite expensive. The insurance companies want to dismiss the complaint. That must be decided by April 25.

Vito attorney has been contacted. The decision as to trial remains or a negotiation or settlement. ASK PAT FOR A SUMMARY. The trial would not take place until 2023 because of court backlog. If the ARB is not dismissed and we go to trial, the cost would be at least \$50000. Vito is asking for some payments where they do not have receipts. The association is not responsible for lost rental income.

The actual repairs done to the unit are about \$600. Pat recommends upon final determination by attorney is to support dismissal by the insurance company. We lessen the risk of higher insurance rates in the future. Pat will send us an email with the decisions that she needs.

Limited Common Element Inclusions/Exclusions i.e. (Jenn & Pat)

Move to adjourn and Jackie seconded.

Maintenance on homes i.e. painting of outside wood trim and doors. (Jenn)

A&L Committee and Procedures

Pool packet amendments (Jackie)

Proposed Board Newsletter

### **New Business**

Sod installed by Beach Club Owner in swale behind SFH (Jennifer)

### **Other**

Patios and other A&L's and setbacks

Proposed Newsletter from the Board

\*The following items are for SFH (and TH) which could meet following conclusion of regular meeting:

\*Power washing for TH and SFH. (Insufficient funds for SFH)

\*Flood Insurance Questions for SFH (Penny & Pat)