

Lake Tarpon Sail & Tennis Club Common Elements SPECIAL ASSEMENT MEETING

05.29.2025

Call to order 8:02pm

Attendees

- Voting Members in Attendance: Richard Troxell President Highlands I, Trixi Emden Vice President Club II, John Haverty Treasurer Club I, Barry Case Secretary Club III, John Verdassdonk Member Highlands II
- Members in Attendance: 26
- Members in Attendance: via Zoom 6
- Ameri-Tech Property Management Andrew George

Business

1. Special Assessment for Clubhouse Project proposed by Board: Discussion on allocating \$273,000 in special assessment funds to cover repairs, including window replacement, painting, flooring replacement, front door and window replacements (all glass except the back fire door), ceiling drywall, baseboards, and general carpentry.

2. Discussion

- John Haverty raised concerns regarding the involvement of a general contractor due to its 20% markup (approximately \$54,000) and limited scope connected to permitted work, noting that many improvements such as paint and flooring do not require permits. He questioned the necessity of paying a general contractor for work that would be inspected by the city regardless, and suggested that the board could have managed subcontractors directly for greater cost savings. However, it was clarified that the board had previously attempted to pursue this approach, but significant opposition from some members, especially Club 3, led to the decision to hire a general contractor.
- The timeline for window installation was discussed, with windows expected to arrive in about three weeks and installation projected for mid-July. Decisions on flooring

and other interior finishes will be made as the project progresses.

- The \$5,000 ceiling cost was questioned, and it was noted that the new project lead from Munyon will review the scope and clarify what is included in the estimate for ceiling work.
 - Board members discussed the timeline for project completion, including the mid-July installation of windows and pending decisions on flooring and ceiling work.
 - The board explained that two independent adjusters (not affiliated with the insurer) had evaluated the building and concluded that the primary source of water intrusion was the windows, and that their reports are available for review. The board is also pursuing legal action against the insurer for denied claims related to storm damage.
3. **Final Motion** Motion to assess each club per unit \$1,109.75 and require payment by July 1. The assessment is per door/unit, and each community is responsible for determining how to collect and remit payment from its members. Payment plans or use of reserves are at the discretion of each community.
- The timeline for payment for each club to common elements, was set for July 1, with the board noting that the notice of assessment was posted 30 days prior as required by law, and that discussions about the need for a special assessment had been ongoing for eight to nine months.
 - Motion Passed unanimously

Adjourned @ 8:22 pm

Secretary Signature

g Barry ase

Date of Approval

07.16.2025