

WATERSIDE POINTE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 19, 2023

6:30 PM  
Waterside Pointe Clubhouse  
110 Honeymoon Island Way  
Groveland, Florida 34736

## MEETING MINUTES

**Attendees:** Scott Harwood, President; Shantel Ocampo, Secretary; Len Palumbo, Treasurer; Bryan LaLone, Director, and Beth Yousey, LCAM

**Called to Order:** The meeting was to order at 6:30 pm.

### Presentation of Club House Refurbishment:

A presentation of Club House refurbishment design was given by Theresa Stocking from Baer's Furniture.

### Approval of the Meeting Minutes:

A motion was made by Shantel Ocampo to approve the March 22, 2023, meeting minutes, as presented. The motion was seconded by Scott Harwood and unanimously carried.

**Manager Report:** Beth Yousey presented the manager's reports. The manager's report is included in the Board of Director's package entered as part of the Association records.

### Funding of Loan

Discussion about funding the waterslide repair. **A motion was made by Shantel Ocampo to proceed with getting the loan paperwork processed by HOA Capital for the First Resource Bank. The motion was seconded by Scott Harwood and unanimously carried.**

### Consulting on Townhomes:

**A motion was made by Shantel Ocampo to approve the Eastbrook Construction consulting proposal for the Townhomes not to exceed \$7,500.00. The motion was seconded by Bryan LaLone and unanimously carried.**

Eastbrook is to give three repair plans; each plan will include detailed repair protocols written for contractor bidding.

### Waterslide Project

Discussion occurred on both estimates to repair the waterslide tower stairs.

**A motion was made by Shantel Ocampo to award the waterslide tower stairs contract to Eastbrook Construction for an amount not to exceed \$230,000.00. The motion was seconded by Bryan LaLone and unanimously carried.**

**A motion was made by Shantel Ocampo to award American Aqua Design to replace the waterslide with a new slide as per the contract not to exceed \$77,000.00. The motion was seconded by Len Palumbo and unanimously carried.**

#### **Road Resurfacing:**

The Board narrowed down the resurfacing companies to Asphalt Restoration Technology and Halls Paving. Ralph Bergeron will meet with both companies to determine what type of sealant would be best for the paving. **A motion was made by Shantel Ocampo repair phase 1 road pavement not to exceed \$80,000. The motion was seconded by Bryan LaLone and unanimously passed.**

#### **Sidewalks:**

**A motion was made by Shantel Ocampo to approve Precision Sidewalk Safety proposal to repair 803 sidewalk hazards from ¼ to 2 inches high not to exceed \$75,000. Motion was seconded by Bryan LaLone and unanimously passed.**

#### **Proposal for Club House Refurbishment:**

**A motion was made by Shantel Ocampo to approve Baer's proposal to refurbish the club house and to add to two additional table chairs to the proposal, proposal is not to exceed \$60,000. Motion was seconded by Scott Harwood and unanimously carried.**

#### **APC Roofing Repairs Proposal**

**A motion was made by Shantel Ocampo to approve 5 repairs, 607 Tiger Bay, 507 Waterside Pointe, 516 Juniper Springs and 517 Juniper Springs not to exceed \$15,000.00. The motion was seconded Bryan LaLone and unanimously carried.**

#### **Pool Furniture**

**A motion was made by Shantel Ocampo to approve the quote 22144 for new pool furniture and quote 22145 refurbishment of existing pool chairs and chaise lounges not to exceed \$25,000.00. The motion was seconded Scott Harwood an unanimously carried.**

#### **Special Assessment for Gates:**

A discussion occurred on how to finish the gates project. It was discussed that the cameras, barrier arms, lane divider, new access control system still needs to be installed to finish the project. Estimated cost to complete the project is \$97,125.00.

It was discussed how the special assessment could affect homeowners.

**A motion was made by Shantel Ocampo to move towards mailing a notice to the Association for a Special Assessment to gate project completion.**

The next scheduled Board Meeting will be held on May 17, at 6:30 pm.

**Adjournment:** A motion was made by Shantel Ocampo to adjourn at 9:06 pm, seconded by Len Palumbo and unanimously passed.