

WATERSIDE POINTE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 14, 2022

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

## MEETING MINUTES

**Attendees:** Scott Harwood, President; Ralph Bergeron, Vice President; Patricia Barrette, Treasurer; Shantel Ocampo, Secretary; Bryan LaLone, Director, and Beth Yousey, LCAM

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

**Approval of the Meeting Minutes:** A motion was made by Shantel Ocampo to approve the November 16, 2022 minutes. 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.

The new insurance quote was included in the manager's report. The cost of 2022 insurance was \$45,886.04 and for 2023 the cost is \$60,654.01 which is a 32.19% increase.

**A motion was made by Shantel Ocampo to approve the new 2023 insurance cost of \$60,654.01. The motion was seconded by Bryan LaLone and unanimously passed.**

The insurance documents would be sent to Scott Harwood for signature via Doc-u-sign.

**Unfinished Business: Updates were given on waterslide and gate progress.**  
The Board asked the manager to get bids on a new waterslide.

The manager told the Board that the next phase of the gate project would be to install cameras at both gates, then barrier arms would be installed and lastly the new software for the gate system would be installed.

The Board asked the manager to ask the spectrum representative, to see if Spectrum could change the proposal/contract for a lower number of houses.

## **New Business:**

### **Clubhouse rentals**

A motion was made by Shantel Ocampo to send the current clubhouse reservation rental agreement to the Association Attorney to draft a new agreement. The motion was seconded by Bryan LaLone and unanimously carried.

The Board Members are to send revisions to manager by December 23, 2022. The suggested revisions would be also sent to the attorney.

### **Sports Courts**

A motion was made by Shantel Ocampo to approve resurfacing of the tennis courts with Nidy Sport Court Construction not to exceed \$9,500.00. It was also moved to include pickle ball lines on the tennis court. The motion was seconded by Scott Harwood and unanimously carried.

A motion was made by Shantel Ocampo to approve the resurfacing of the basketball court with Nidy Sport Court Construction not to exceed \$11,000. The motion was seconded by Scott Harwood and unanimously carried.

### **Tree Trimming**

A motion was made by Shantel Ocampo to approve the estimate/proposal 2753 for \$14,000.00 from Branch Tree Services to trim trees along the main roads within the community. The motion was seconded by Bryan LaLone and unanimously carried.

A motion was made by Bryan LaLone to approve an additional \$5,000 to complete temporary repairs to the Townhomes roofs. The motion was seconded by Scott Harwood and unanimously carried.

Board Member Patricia Barrette presented to the Board of Directors her resignation from the Board of Directors. The resignation was accepted. The Board Members thanked Patricia for her 3 years of service to the Board and Community. She will be greatly missed. *Thank you, Trish, for all your hard work.*

The Board of Directors directed the manager to send out email to the community for volunteers for the Board of Directors and Fining Committee.

The Board of Directors directed the manager to include in the January 25, 2023, meeting notice that an Organizational Meeting will be held after the Board of Directors Meeting.

**Adjournment:** The meeting was adjourned at 8:22 pm.