



**SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
MARCH 31<sup>st</sup>, 2016**

Jeff Bernacchi called the meeting to order at 11:17AM in the Siesta Sands meeting room, bamboo room, at 1001 Point of Rocks Road, Sarasota, Florida.

**Roll Call**

Jeff Bernacchi (511), Tom Sheppard (509), and Gene Earick (203.13.14.15) were present. Ronald Trostel (408) and Tom Dalessio (205.45.46,202.47,203.11.12) were available by speakerphone. Also in attendance were Richard Cunningham and Greg Auen, representing Cunningham Property Management Corp. All individual owner attendees were designated on the sign-in sheet, which will be made a part of the official records.

**Proof of Meeting Notice (Certificate of Mailing)**

Richard Cunningham stated the proof of meeting notice affidavit was posted on property as required by Florida statute, and that it will be made a part of the Association records.

**Reading and Disposal of all Unapproved Minutes**

Tom Dalessio made a motion to approve the organizational meeting minutes from 11/21/15. Ron Trostel seconded the motion. The motion passed unanimously.

**Manager's Report**

Richard Cunningham discussed the 2015 year end manager's report. This will be a quarterly report presented to the board. A copy will be made part of the Association record.

**Unfinished Business**

Architect/Construction Management Project: Timing and logistics of the project were discussed. Preliminary cost estimate ranges were presented to the owners in attendance. The plan is to procure an architect by summer to have a design plan finalized including cost estimates that will be sent to each owner for feedback.



### **New Business**

- 2015 Audit. Jeff Bernacchi had questions about some income revenues and tax liability concerns. The Association wants to look at maybe procuring a tax lawyer.
  
- Jeff Bernacchi made a motion to make some changes to the existing, expiring beach contract. The changes are as follows, increase number of chairs to a maximum of 80 and to increase the beach fee from \$20,000 to \$36,000 per year. Tom Sheppard seconded the motion. It was passed unanimously.
  
- Owner Correspondence: Two timeshare owners petitioned the board with special requests. The first owner requested the board to accept a deed back of their unit week. The board decided to accept the deed back for a payment of \$300.00 and processing or closing costs. The second owner requested the board to allow them to trade or swap their two May weeks for two July weeks. The board said they would allow the deed back of the two May weeks, if the owner purchased the two July weeks for \$500 per week.
  
- Gene Earick made a motion to implement no smoking on the timeshare building common walkway and allow smoking only on the outside, uncovered perimeter of the timeshare pool area. The motion was seconded by Tom Sheppard. The motion passed unanimously.

### **Adjournment**

Jeff Bernacchi made a motion to adjourn. Gene Earick seconded the motion. The motion passed unanimously. 12:39PM

Respectfully Submitted,

Ron Trostel,  
Secretary