

**SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES**  
**November 16, 2017**

Mark Suchter called the meeting to order at 10:23am in the Bamboo Room at Siesta Sands, 1001 Point of Rocks Road, Sarasota, Florida.

Roll Call

Mark Suchter (611), & Tom Sheppard (509) were present for the meeting. Tom Dalessio (205.45.46,202.47,203.11.12), Eugene Earick (203.13.14.15) and Ronald Trostel (408) were present by conference call. Richard Cunningham & Greg Auen representing Cunningham Property Management Corp., were also in attendance.

Proof of Meeting Notice (Certificate of Mailing)

Richard Cunningham stated that the board president once appointed will sign the proof of notice affidavit and that it will be made a part of the Association records.

Reading and Disposal of all Unapproved Minutes

Tom Sheppard made a motion to approve the last Board meeting minutes as presented. Tom Dalessio seconded the motion. The motion passed unanimously.

Reports of officers and committees

None.

Election of Officers

Ron Trostel made a motion to nominate Tom Sheppard as president. Tom took his name out of consideration for the president position. Tom Sheppard made a motion to appoint Mark Suchter as president and retain the same officers in place. Ronald Trostel seconded the motion. The motion passed unanimously.

2018 Board Membership

Mark Suchter -	President
Eugene Earick-	Vice President
Ron Trostel-	Director/Secretary
Tom Sheppard-	Director/Treasurer
Tom Dalessio-	Director/Time Share

Unfinished Business

- Comcast contract. Contract has expired. No answer with repeated outreach to Comcast B2B, Comcast Trunk Services, or Comcast Hospitality. Condo docs have cable payment as part of association fees. Complaints about speed and TV pixilation. Considering HD channel upgrade if feasible. Limited bandwidth is still an issue with trunk service. Association Docs

would have to be changed to push service from association to individual owners. Mark Suchter initiated a committee to resolve internet/TV with Comcast. Jeff Bernacchi and Greg Auen appointed to research possible individual service.

### New Business

- Hurricane Irma. Request to replace or credit lost weeks and income. One owner wants credit for 2018 maintenance fees. There was approximately \$20,000+ of cancelled rental and owner reimbursements for Siesta Sands. Condo owners lost multiple weeks reservations. The board discussed possible association weeks for reimbursement. Although limited, this might work for timeshare owners but not for lost rental income for condo owners. There is no language to address this situation in the association docs. The board feels any replacement or refunding would set precedent. The board unanimously agreed to not consider reimbursement because of current and future financial burdens that would be imposed to all owners, not just the affected owners of a specific date range.
- Discussed updating, replacing and extending the beach walk from the parking garage. Concrete pavers or kiln dried pressure treated wood choices suggested. CPMC and Tom Sheppard to look at pricing.
- Introduced a landscaping/hardscape plan to update building entrance at the drive thru overpass. Greg Auen to get ideas/graphics together and a couple estimates and drawings.
- Walkway lighting too bright. Need to install different lighting.
- The lift or elevator for time share building was discussed. Preliminary estimates in the \$28k to \$30k range for permitting and equipment. Need more accurate costs for lift structure and construction. The board questioned the demand and usage of a lift system. Cost vs. benefit. CPMC to obtain accurate costs and present to the board for their consideration.

### Adjournment

Eugene Earick made a motion to adjourn the meeting. Ron Trostel seconded the motion. The meeting was adjourned at 11:37am.

Respectfully Submitted

Ron Trostel  
Secretary