



**SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.
ANNUAL OWNERS' MEETING MINUTES
November 15, 2018**

The meeting was called to order by the Board at 10:03AM in the Bamboo Room at Siesta Sands, 1001 Point of Rocks Road, Sarasota, Florida, 34242.

Election of Chairman

Tom Dalessio made a motion to elect Mark Suchter as Chairman for the annual meeting. Tom Sheppard seconded the motion. The motion passed unanimously.

Election of Directors

There were fewer volunteers than vacancies to fill the Board positions. As a result, there was no election this year; however officers will be elected in an organizational meeting to be held after the annual meeting.

Roll Call

Tom Sheppard (509), and Tom Dalessio (205.45.46, 202.47, 203.11.12) were present. Mark Suchter (611) (202.46, 203.47), Gene Earick (203.13.14.15), and Ronald Trostel (408) (203.09, 204.09), were present via conference call. In attendance were Richard Cunningham and Greg Auen representing Cunningham Property Management Corp. All individual attendees were recorded on the sign-in sheet, which will be made a part of the official records.

Determination of Quorum

All proxies were tallied by management and inspected by members of the board. Quorum was established and proxy count certified. Total Quorum was confirmed 24 out of 31 votes recorded.

Proof of Meeting Notice (Certificate of Mailing)

Rich Cunningham stated that the meeting had been posted in accordance with Florida Statute and the proof of notice affidavit will be signed by Mark Suchter and will be made a part of the official record.

Reading and Disposal of all Unapproved Minutes

Tom Dalessio made a motion to approve the last year's annual meeting minutes from November 16, 2017. Tom Sheppard seconded the motion. The motion passed unanimously.

Reports of officers and committees

Richard Cunningham discussed the manager's report thru August 2018:



- Discussed budgetary questions about beach service income.
- RCI Silver Crown designation awarded to Siesta Sands. Accepted Hospitality designation.
- Credit card charges and fees were discussed.
- Maintenance and repair projects for the upcoming year were discussed.
- Board introduced and approved replacement of Bamboo Room cushions.
- Status of updating the walkway and confirmed ok to schedule a date for replacement.

New Business

For the record:

Directors for the 2019 Board of Directors:

Whole Unit Board Member

Ron Trostel
Mark Suchter
Tom Sheppard

Timeshare Board Members

Eugene Earick
Tom Dalessio

Voting totals:	Approved	Rejected
2019 Operating Budget	24	0
2019 Reserves	24	0

The budget for 2019 was unanimously passed via proxy vote in accordance with Florida Statute and the governing documents of Siesta Sands Resort Owners' Association. Eugene Earick made a motion to affirm the vote by the Siesta Sands owners on the 2019 budget and reserves. Tom Sheppard seconded the motion. The motion passed unanimously.

The board discussed the procedural issues with owners who have not repaired the membranes on their individual lanai(s) and then damage occurs to the common areas and other owner's property. After all the prep, repair, sealing and painting of the buildings, is this considered owner negligence? Can the board make an owner liable for repairs? Gene suggested that an owners liability insurance could be tapped to repair damages to others property. How does the board encourage other owners to repair their membranes and protect everyone's investment in the property and the association? What direction of recourse does the board have in the event of damage and an uninsured or unwilling owner? The board has decided to look into this and discuss in the following organizational meeting.

The board discussed the legal line item in the 2019 budget and foreclosure costs on the few time share owners who are multiyear delinquent or have filed bankruptcy.



Adjournment

Ron Trostel made a motion to adjourn the meeting. Gene Earick seconded the motion. The motion passed unanimously. Meeting adjourned at 10:51am.

Respectfully Submitted

Ronald Trostel
Secretary