

SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 26th, 2015

Jeff Bernacchi called the meeting to order at 1:04 PM in the Siesta Sands meeting room, bamboo room, at 1001 Point of Rocks Road, Sarasota, Florida.

Roll Call

Jeff Bernacchi (511) and Tom Sheppard (509) were present. Ronald Trostel (408) and Eugene Earick (203.13.14.15) were available by speakerphone. Ed Stebner (203.50) was given an excused absence. Also in attendance were Richard Cunningham and Alex McGonigal, 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 signed by Jeff Bernacchi and that it will be made a part of the Association records.

Reading and Disposal of all Unapproved Minutes

Eugene Earick made a motion to approve the organizational meeting minutes from 11/21/14. Ron Trostel seconded the motion. The motion passed unanimously.

Manager's Report

Richard Cunningham discussed the 2014 year end manager's report.

Unfinished Business

None.

New Business

Tom Sheppard made a motion to approve the 2014 draft audit with corrections. Ron Trostel seconded the motion. Motion passed unanimously.

Richard Cunningham presented a report of approximate costs and sources of funding for proposed 2015 projects. Thorough discussions on all projects took place.

Ron Trostel made motions to approve:

- 1) Security camera installation at a cost of no more than \$16,000. (The board directed management to have security cameras installed at Siesta Sands once more research is completed on the two bids presented. The board president and Richard Cunningham will work together on deciding the proper contractor to hire.)
- 2) Completing the timeshare garage plumbing project. (The board directed management to obtain three plumbing bids within 60 days to replace the plumbing in the parking garage of the timeshare building. Management will try to schedule this work in mid August after getting board approval.)
- 3) Completing a temporary repair on the timeshare A/C brackets. (The board directed management to install new brackets for the A/C condensers on the back of the timeshare building. The wood behind the current bracket will be covered with masonry board then painted and sealed. A long term fix for the deteriorating wood in this area will be addressed in a larger renovation project in 2017.)
- 4) Experimenting on beach walkway alternatives to gain insight on solutions. (Management was directed to place some large paver stones on the beach adjacent to the current beach walkway for testing purposes. Management will evaluate how these hold up and get owner and guest comments to see if this is a viable option for extending or replacing the current beach walkway.)
- 5) Signing a new contract with Comcast Bulk services that will allow at least one high definition cable box in each unit. The cost is not to exceed 110% of the current contract.

Tom Sheppard seconded the motions. The motions passed unanimously.

Eugene Earick made a motion to conduct an “owner only auction” to sell association owned timeshare weeks to current owners and their families and friends. The auction will last 30 days and each week will start at \$375 per week and all sales will be approved by the board president. Ron Trostel seconded the motion. Motion passed unanimously.

Tom Sheppard made a motion to sign a new management, sales, and rental agreements with Cunningham Property Management Corp. for 3 years subject to review of the terms by the board president. Ron Trostel seconded the motion. The board directed management to write a newsletter 3 times a year to the membership at Siesta Sands on behalf of the board and Cunningham management. New language requiring a written newsletter will be added to the new management contract. The motion passed unanimously.

Save our Siesta Sands initiative

We had a presentation from Peter van Roekens on behalf of Save Our Siesta Sands 2 initiative. Their goal is to raise money to stop the Army Corps of Engineers from dredging Big Pass, possibly causing damage to Siesta Key beaches. Peter is asking for \$2,000 dollars from condo associations to help fight approval of dredging of Big Pass in court if needed. Dean Eslien volunteered to discuss this initiative with owners at Siesta Sands and requested that a letter on the subject be written to all condo owners at Siesta Sands. It was decided to write a description of this initiative in a newsletter to the entire membership.

Adjournment

Tom Sheppard made a motion to adjourn. Ron Trostel seconded the motion. Motion passed unanimously.

Respectfully Submitted,

Ron Trostel, Secretary