

**SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**APRIL 10, 2013**

Ronald Trostel 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.

Appointment of Chairman

Ed Stebner made the motion to appoint Eugene Earick as chairman. Jeff Bernacchi seconded the motion. Motion carried unanimously.

Roll Call

Ed Stebner (203.50) and Eugene Earick (203.13.14.15) were present. Ronald Trostel (408) and Jeff Bernacchi (511) were on speakerphone. Also in attendance were Richard Cunningham and Alana Tomasso, 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 will be sent to Ronald Trostel for his signature and that it will be made a part of the Association records.

Reading and Disposal of all Unapproved Minutes

Ronald Trostel made a motion to approve the minutes as corrected. Ed Stebner seconded the motion. The motion passed unanimously.

Manager's Report

Richard Cunningham discussed the manager's report. The board asked to add extending the beach walkway to the maintenance-repair projects list and label it long term.

New Business

Richard Cunningham presented the board with a draft 2012 audit. Ronald Trostel made a motion to approve the audit with corrections. Jeff Bernacchi seconded the motion. The motion passed unanimously. Jeff Bernacchi made a motion to engage Karin's engineering to provide an existing condition observation report for the amount of \$3,500. Ronald Trostel seconded the

motion. The motion passed unanimously. Richard Cunningham presented a list of projects for 2013 for board approval. Each project will be put on the maintenance-repair list and labeled short term.

#### Old Business

Richard Cunningham discussed options for installing required pool lifts at Siesta Sands swimming pools. The board asked management to check into requiring guests who rent to join a vacation club for a small fee whereby negating the need to comply with the new ADA regulations on pool lifts. Also, management was asked to look for a lift that does not run on any power source but is more mechanical in nature. Richard Cunningham presented a memo to the board outlining a deed back program for Siesta Sands. The board tabled adoption of the deed back program until they receive additional information. The board directed management to draft a letter to the owners that requested to swap their weeks for weeks earlier in the year. In the letter the board will request the owners pay their maintenance fees before the board will consider their request.

#### Adjournment

Ronald Trostel made a motion to adjourn the meeting at 3:04 P.M. Eugene Earick seconded the motion. The motion passed unanimously.

Respectfully Submitted

Jeff Bernacchi  
Secretary