



**SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 25th, 2017**

Jeff Bernacchi called the meeting to order at 11:03 AM in the Siesta Sands Resort's bamboo room at 1001 Point of Rocks Road, Sarasota, Florida.

**Roll Call**

Richard Cunningham and Greg Auen, representing Cunningham Property Management Corp., were present. Jeff Bernacchi (511), Ronald Trostel (408), Tom Sheppard (509) and Gene Earick (203.13.14.15) were available by speakerphone and video. Tom Dalessio (205.45.46, 202.47, 203.11.12) was an excused absentee. There were two owners present. Dean Eslien (312) and Kathleen Sobieralski (204.19, 204.20) were in attendance.

**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 Sheppard made a motion to approve the organizational meeting minutes from 2/9/17. Ron Trostel seconded the motion. The motion passed unanimously.

**Reports of Officers and Committees**

Rich Cunningham presented the 1st quarter 2017 managers report and projects list.

**Unfinished Business**

**Architect/Construction Management Project**

Based on owner feedback, the membership does not want to proceed with the renovation project as proposed. Current focus is aimed at the replacement of railings, sealing the balconies and painting of the buildings. Railing proposals were discussed pertaining to quality and pricing and installation. Owner commitment to replace individual railings was discussed. CPMC was tasked to contact individual owners and get commitment to replace railings especially for rental units. The board discussed how to require and enforce specifics, (vendor, color, specs, time frame, consistency), for replacement of these items. Attorney opinions suggested a vote might be necessary to change color of railings. Gene Earick brought up the possibility of litigation in the event of a faulty railing accident. He felt that because someone doesn't want to proceed with replacement, the association, board members and management company would be sued. The House Rules were discussed again and possibility of enforcement of the rules. CPMC was asked



to look at building code requirements and completion percentages and to vet Global Boundaries again with their product and specifics to compare with Absolute Aluminum.

Building painting proposals were discussed. Mario's painting was the most complete comparing scope of work, communication and pricing.

A lift for the timeshare building was discussed again and the board decided to move forward with getting proposal(s) for the lift and construction.

### **New Business**

#### **Bike Rack**

A bike rack for the condo building was introduced and approved. Jeff made a motion on behalf of Dean to install bike rack. Ron Trostel seconded the motion. The motion passed unanimously

#### **Architectural House Rules**

After discussion, the board decided to forward the draft of the House Rules, as written, to all condo owners for comment and feedback.

#### **Approval of 2016 Audit**

Rich presented the 2016 audit. A motion to approve the audit was made by Ron Trostel and seconded by Tom Sheppard. The motion passed unanimously.

#### **Deed Back for Timeshare Owner(s)**

The deed back was approved and the board has confirmed a policy for future deed backs if approved by the board. The owner(s) will be charged \$300 per unit week and \$375 closing costs.

### **Adjournment**

Ron Trostel made a motion to adjourn. Tom Sheppard seconded the motion. The motion passed unanimously at 1:08 PM.

Respectfully Submitted,

Ron Trostel,  
Secretary