



SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
February 9th, 2017

Jeff Bernacchi called the meeting to order at 11:08 AM in the Siesta Sands Resort's bamboo room at 1001 Point of Rocks Road, Sarasota, Florida.

Roll Call

Ronald Trostel (408) and Tom Sheppard (509) were present. Richard Cunningham and Greg Auen, representing Cunningham Property Management Corp., were present. Jeff Bernacchi (511), Ronald Trostel (408) and Tom Dalessio (205.45.46,202.47,203.11.12) were available by speakerphone and video. Gene Earick (203.13.14.15), was an excused absentee. There were several owners present and the sign in sheet is included with the record.

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 Dalessio made a motion to approve the organizational meeting minutes from 11/17/16. Ron Trostel seconded the motion. The motion passed unanimously.

Reports of Officers and Committees

Rich Cunningham presented the 4th quarter 2016 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. CPMC volunteered to start the process by obtaining several estimates for painting and railing repairs. Tom Sheppard introduced an alternative bid for window/slider replacement and railings. Pricing was favorable in comparison to the architect/construction management submitted plan. The board discussed how to require and enforce specifics, (vendor, color, specs, time frame, consistency), for replacement of these items if completed by owners piecemeal via individual contractors.



Ron Trostel discussed the idea of setting up an architectural committee. Ron offered to send a copy of the documents he has used, for reference. Enforcement was discussed and acknowledged as an issue with the current association documents. Tom Sheppard volunteered to meet with the association lawyer if needed, to discuss options and a need for another amendment to the condo docs.

Elevator/Lift for Timeshare Building:

An estimate for a lift system was introduced to the board. Jim Law made a small presentation on behalf of multiple owners in favor of this proposal. The board and owners would like to see a scale drawing to assess the structural impact and look of the time share building including the lift system.

New Business

Beach Agreement 2017

The board discussion introduced a change from an annual contract to a multi-year contract. The board agreed on a 3 year timeframe at \$36,000 per year. The current contract needs to be renewed April 1, 2017.

Adjournment

Ron Trostel made a motion to adjourn. Tom Dalessio seconded the motion. The motion passed unanimously at 12:59 PM.

Respectfully Submitted,

Ron Trostel,
Secretary