



**SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 21st, 2018**

Mark Suchter called the meeting to order at 9:34 AM in the Siesta Sands Resort's manager's office at 1001 Point of Rocks Road, Sarasota, Florida.

**Roll Call**

Richard Cunningham and Greg Auen, representing Cunningham Property Management Corp. were present. Mark Suchter (611) (202.46, 203.47), Tom Sheppard (509), Gene Earick (203.13.14.15), Ronald Trostel (408) (203.09, 204.09), and Tom Dalessio (205.45.46, 202.47, 203.11.12) were available by video and speakerphone. One owner was present: Dean Eslien - unit 312. Russ Rothenbach, representing Islandside Enterprises, was also present.

**Proof of Meeting Notice (Certificate of Mailing)**

Richard Cunningham stated the proof of meeting notice affidavit was communicated to all board members and posted on property as required by Florida statute, and that it will be made a part of the Association records.

**Reports of Officers and Committees**

N/A

**Unfinished Business**

N/A

**New Business**

**Painting Upgrade Report**

The current condition of the condo building C was communicated to the board. Mark Suchter asked Russ to present the condition report of building C. Russ talked about the blistering of the paint, the number of holes drilled, the number of old post holes and brackets removed (918 total) for the new installation of the new railings. Russ also described the condition of the sealing and stucco work on the new windows and sliders that have been installed in the past 6 months. He discussed the failure and need for resealing the membranes on almost all the balconies. He described the situation with tiled balconies and the possible future failure. The membrane on the porches is failing and had failed on multiple balconies. It is impossible to waterproof the building with the current condition of the balconies. The board discussed options for a possible recourse against the railing installer for concrete damage attributed to excessive amount of chiseling and resetting of newly installed rails. We still have roughly \$25,000 owed to the vendor. Russ



estimated almost \$5000 to repair unnecessary damage caused by subpar installers and concrete blowouts. Mark suggested we hold back \$12,500 until satisfaction and completion. Next scheduled payment is \$19,000 with a final payment around \$4,500. Ron Trostel suggested we hold the remainder. There are no complaints about the quality of the product; the issue is with the original installers. Ron also suggested we part ways with the railing vendor. Discussion amongst the board nixed that idea. Rich communicated to the board, the thorough walkthrough with the railing vendor Ryan, Rich, Greg and Tom Sheppard and how and when the issues we saw were going to be resolved. The issues have already been scheduled. The board decided to hold \$19,000 plus final payment until completion.

The board moved on to discuss sealing of the balconies. They considered the possibility of pushback from some owners on completing the membrane replacement. Mark proffered a suggestion for discussion, to offer an incentive to owners to get the membrane repairs completed before the end of the year. The suggestion was to offer each owner per unit a \$1000 cash incentive to complete the repairs before 12/31/18, using a board approved vendor. The monies would be designated from the beach fund already in place. Owners would still be responsible for their surface selection after the membrane is installed. The board decided to move forward with a letter. Gene Earick made a motion after discussion, to draft a letter with the communicated issues and the \$1000 incentive for future approval. Ron Trostel seconded the motion. The motion passed unanimously. The board decided to draft a letter for review and schedule another follow up meeting within a week or ten days for direct communication with the condo owners. Meeting tentatively scheduled for Wednesday, May 30<sup>th</sup> at 9:30am.

### **Adjournment**

Gene Earick made a motion to adjourn. Ron Trostel seconded the motion. The motion passed unanimously at 10:53 AM.

Respectfully Submitted,

Ron Trostel,  
Secretary