



**SIESTA SANDS RESORT OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
October 4, 2018**

Appointment of Meeting Chairperson

Since all board members were present via conference call, Eugene Earick moved to appoint Rich as chairperson and Ron Trostel seconded. The motion passed unanimously.

Rich Cunningham called the meeting to order at 10:04AM in the manager's office at Siesta Sands, 1001 Point of Rocks Road, Sarasota, Florida.

Roll Call

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 present via conference call. In attendance were Richard Cunningham and Greg Auen representing Cunningham Property Management Corp. No other owners were in attendance.

Proof of Meeting Notice

Richard Cunningham stated that meeting had been posted in accordance with Florida Statute and the proof of notice affidavit will be signed by Mark Suchter and will be made a part of the official record.

Reading and Disposal of all Unapproved Minutes

Ron Trostel made a motion to waive the reading of the minutes and approve them as written. Eugene Earick seconded the motion. The motion carried unanimously.

Management Report and Financials

Richard Cunningham discussed the August 2018 property manager's report.

Rich explained the need for reserve re-allocation of funds and the process involved. This has been scheduled and placed on the agenda for the next meeting before the end of the year.

New Business

The updated status of the construction project of unit 511 was discussed, pertaining to the requests and permitting from the owner, of removal of a door, some venting issues, and sprinkler system changes. The board requested to see permitting for the sprinkler system changes and a scheduled time for those sprinkler system changes. Discussion of the communications with our



association attorney was also presented in reference to the above requested changes and future correspondence pertaining to these issues.

Richard Cunningham explained various details of the 2019 proposed 31 unit and timeshare budgets including reserve studies and reserve funding. Management proposed a slight increase in the maintenance fees for condo units of \$22.54 quarterly and timeshare of \$3.81 annually.

Possible foreclosure on delinquent time-share owners was introduced and considered by the board maybe even before the end of this year.

The board discussed any future water damage to the building caused by owners who have not taken advantage of the membrane repairs incentive presented by the association. The owners could be billed for these repairs.

Ron Trostel made a motion to approve the preliminary budget for publication to owners with the annual meeting notice and proxy. The motion was seconded by Tom Sheppard. The motion passed unanimously.

The renewal of the management contract was discussed. Eugene Earick made a motion to approve the agreement and Tom Dalessio seconded the motion. The motion passed unanimously.

Old Business

The time share owner deed back of one unit was confirmed as the owner met all the requested board criteria for acceptance of the return.

Beach monies for 2019 were discussed and the board decided to apply the monies for improvements to the front entrance landscaping, barring any necessary emergency needs. Ron Trostel made a motion to accept and Tom Sheppard seconded. The motion passed unanimously.

Adjournment

Tom shepherd made a motion to adjourn. Eugene Earick seconded the motion. The meeting adjourned at 11:14AM.

Respectfully Submitted

Ronald Trostel
Secretary