



# From the Sands

An Update to Association Members from your Board  
and Cunningham Property Management  
SPECIAL EDITION FALL 2017

## *Siesta Sands Resort Owners' Association, Inc.*

---

Board of  
Directors 2017

*Jeffrey Bernacchi  
(Unit 511)  
President*

*Ronald Trostel  
(Units 408, 203.09,  
204.09)  
Secretary*

*Eugene Earick  
(Unit 203.13.14.15)  
Vice President*

*Tom Sheppard  
(Unit 509)  
Treasurer*

*Tom Dalessio  
(Units 205.45/46,  
202.47,  
203.11/12)  
Director*

## **Cunningham Property Management**

---

*Rich Cunningham  
Owner  
[rich@vacationfla.com](mailto:rich@vacationfla.com)*

*Greg Auen  
Resort Manager  
941-349-8061  
[ssmgr@vacationfla.com](mailto:ssmgr@vacationfla.com)*

Dear Association Member,

Welcome to a SPECIAL ISSUE of "From the Sands". This special issue is an informative update to the railing, slider and window replacement and building painting.

In general, the goal of the association newsletter is to keep association members better apprised of decisions that have been made by the board, decisions the board is considering, and provide information that the board and our management believe may be useful. Your questions and suggestions for content are always welcome. Please contact Cunningham Property Management with topics you'd like included.

Thank you.  
Jeffrey Bernacchi  
Board President



### **Railing Replacement**

The board has made several decisions and would like to communicate them to you. The Association will replace the railing systems on the property this fall. Common area railings are covered by association reserve funding already in place. However, each owner is responsible for paying for the replacement of their individual unit balcony railings. The board has negotiated pricing for each owner if the work is completed at the same time as the common area railings. This will save a good deal of money vs. individual installation in the near future.

The railing will be **platinum** in color, fully welded, and an upgraded powder-coated product, to guard against corrosion. At this time, it looks like the association will handle the direct billing and invoice the owners accordingly. Final owner pricing, including all taxes and drawing and permit fees is stated below.

These prices are per block. (i.e., 8 Block is units 208, 308, 408, etc.)

<u>8 Block</u>	<u>9 Block</u>	<u>10 Block</u>	<u>11 Block</u>	<u>12 Block</u>
\$ 2072	\$ 1332	\$ 1332	\$ 2442	\$ 2442



# *From the Sands*

Page 2

Please remember this price does not include any tile work, if necessary, on your individual lanai(s). We will limit pulling tiles to where the old posts are removed and the new post holes will be drilled as many owners have replacement tiles available. Please contact Greg or Brian at the resort with any questions.

## **Painting**

The association will proceed with painting of the buildings shortly after railing installation. Painting also has reserve monies in place to cover the work. The board has decided on a more current grey tone color to compliment the platinum railings similar to the 2<sup>nd</sup> from right side of the color palette below.





# *From the Sands*

Page 3

## **Going Forward**

The board has to consider sealing the lanai surfaces, preferably before painting of the buildings. The lanai surfaces are also an owner's responsibility. CPMC is collecting bids for the lanai sealing.

The Association Board has also been working on a process for individual owners to replace their windows and sliders on their own. The association determined that many owners did not want to update all together as part of one project. The goal of this new process will be to maintain architectural consistency of the condo building and protect the association especially pertaining to insurances, contractor working rules, disruption of common areas etc. All windows and sliders replacements will be bronze in color, as current. The Siesta Sands house rules, referenced in the last newsletter, will be discussed at the next board meeting.

Thank You,

Your Association Board  
Siesta Sands Beach Resort

