



# *From the Sands*

An Update to Association Members from your Board  
and Cunningham Property Management  
Spring 2017

*Siesta Sands  
Resort Owners'  
Association, Inc.*

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Directors 2017

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(Unit 511)  
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Dear Association Member,

Welcome to the Spring 2017 issue of "From the Sands". The goal of this 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



## Siesta Sands Renovation and Repair Project

The Association Board has received feedback on the proposed renovations to Siesta Sands that were anticipated for completion during the late second half of 2017. The project designed by Fawley/Bryant and cost estimates by construction management firm, Willis-Smith, were presented, as a first step, to the condo owners for their input and feedback. The project introduced was a comprehensive repair and replacement of windows, doors, sliders, patios, railings and architectural enhancements as recommended by the Architects and approved by our Board. It would have required closing down the resort for an estimated three to four months this Fall, but would have left the property thoroughly updated, architecturally cohesive, and hurricane resistant.

I'm sorry to report that after receiving feedback from and having discussion with the condo owners; the Board doesn't believe the votes exist to proceed with the project as proposed. The board is exploring creating standards for owners to go forward with the replacement of windows, sliders, railings, deck surfaces independently. Replacements are desperately needed in many cases. We have slider and window samples available to view in the office.

## Board Participation

Please consider serving on the Association Board. Board members are



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elected at the annual meeting held in November of every year. Our bylaws allow for four board members who are condo owners and three who are timeshare owners. After five years on our board, I will be stepping down when my term ends this fall. Contact Cunningham Property Management if you are interested in joining the board. - Jeff

## Revised Smoking Policy

The board of directors revised the Time-Share area smoking rules. Smoking is now prohibited on the common timeshare walkway. As before, smoking remains prohibited in the Bamboo Room, exercise room, and ping pong table/library area. Smoking is permitted on the outside uncovered perimeter of the timeshare pool area.

## Rental Update and Maintenance Items

We have welcomed many new and returning guests to our little bit of paradise this season. The feedback we receive from our guests remains very positive for the resort, location, staff and the overall unit quality. We have several projects upcoming in the next year and we will let you know the schedule and progress as we prepare. For example, we are looking at updating the landscaping along the front entrance of the resort in April, painting the buildings, and hope to complete common area railing replacement and balcony sealing before the end of the year. The more major renovations, now cancelled, were originally being timed to correspond with the needed building painting and balcony sealing.

## Association owned time-share units

The number of association owned time-share units is now down to twenty. Ten units were sold the last half of 2016. We have several additional contracts pending.

Please check out our list of available time-share weeks at:

[http://www.vacationfla.com/sales\\_siestasandsbeachresort.html](http://www.vacationfla.com/sales_siestasandsbeachresort.html)

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Cunningham Property Management Corp.

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