



# From the Sands

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

*Siesta Sands  
Resort Owners'  
Association, Inc.*

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**Cunningham Property  
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Dear Association Member,

Welcome to a SPECIAL SUMMER ISSUE of "From the Sands". This special issue discusses the needed railing replacement and requests an approval from you.

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 – Your Reply Needed**

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. Cunningham Property Management (CPMC) has been asked by the Association Board to obtain multiple railing replacement proposals and vet the contractors on behalf of the Association. We have also negotiated estimated 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 is bronze in color as existing, fully welded, and an upgraded powder-coated product, to guard against corrosion, and will be installed this fall.

Please find the owner estimated costs below. *This number does not include removal or replacement of any tile that is on several balconies. Please talk to Cunningham Property Management with questions on tile.*

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

8 Block	9 Block	10 Block	11 Block	12 Block
\$1850	\$1200	\$1200	\$2175	\$2175



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The current railing systems at Siesta Sands are way beyond their recommended useful life. All owners are requested to approve the replacement of their railings as part of this project. The board is very concerned about the liability to Siesta Sands and its owners with having 30-year old railing systems. This is a decision that you need to make quickly as the railings have to be fabricated in advance of installation. Please reply via email to [OwnerInput@VacationFLA.com](mailto:OwnerInput@VacationFLA.com) with your acceptance of having your unit's railings replaced as part of the association project on or before June 30. Once the contract is signed, our project permits will be filed and any additions made after this date will require additional drawings, permits and fees at the individual owner's expense. Contact us with any questions or concerns.

## **Painting**

CPMC has also obtained and screened multiple vendor proposals for painting of all three buildings on the property. Painting also has reserve monies in place to cover the work. We will proceed with painting of the buildings shortly after railing installation.

## **Going Forward**

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 as much as possible. There is a draft of a document named House Rules that tries to provide a framework for this, included with this newsletter. The board would like you to give us your feedback and anything else you might want to address in this House Rules document. Again, this is a DRAFT document and not an approved addendum to the condo association documents. Please reply to [OwnerInput@VacationFLA.com](mailto:OwnerInput@VacationFLA.com) with your questions and feedback on the included document.

Thank You,  
Siesta Sands Beach Resort

