



# From the Sands

An Update to Association Members from your Board  
and Cunningham Property Management  
Spring 2019 Edition

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

**Board of  
Directors 2019**

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**Dear Association Member,**

Welcome to the 2019 spring edition of "From the Sands". In general, the goal of this association newsletter is to keep association members apprised of decisions your Board of Directors are considering or have finalized. Your questions and suggestions are always welcome. Please contact Cunningham Property Management.

Thank you,  
Mark Suchter  
Board President



## Welcome to 2019 !!

The replacement of the railing systems on the property is completed. This was a major project for the resort and they really turned out better than expected. The building painting is in the final touch up stages. The new signage for the resort is being installed and should be completed shortly.

## Future Projects

Your board and management are in the process of planning and pricing multiple new improvement projects for our Siesta Sands Resort. Several have been approved and in the scheduling stages.

- Replacement of the beach walk and extending it further towards the dunes has been approved. It will be designed with concrete 2' X 2' stepping stones similar to the ones already at the end of the walkway.
- The consideration of the lift system for the Time share building has been rested. The costs of engineering, construction and future maintenance has put the feasibility of the lift system well out of reach.
- The landscaping at the entrance into the resort will be updated in 2019. This looks to be a two stage process for the late spring and then the fall. We are also looking at softening up the entrance to the resort offices with a landscape and hard-scape project.
- We are vetting roofers for future replacement of two buildings on the property and also looking at paving estimates for the parking lot.

As with all projects, more details will follow as we progress through the cost estimating and scheduling.



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## **Membrane Surfaces Info**

We have the final list from some owners that requested membrane replacement before 12/31/2018. These owners will still be eligible for the \$1000 incentive offered by your association to help protect the integrity of the building. These owners will be contacted and scheduled based on the availability of access to your respective units. Our bookings have increased after the challenges of the red tide last year. Going into 2019, the scheduling is still a bit fluid with new bookings and weather considerations.

## **Siesta Sands Condo Elevator**

As a reminder, the elevator drive is scheduled for replacement the week of Sept 14, 2019. This has been budgeted, planned and scheduled for this year. This repair will be paid with the association reserve funding. The elevator drive and shaft are the original installation from 1987 and we are told by our vendor, it will take 4-5 days for replacement and testing. The condo building is empty of renters and most owners that week. Historically, this is usually the slowest week of the year. We will also try and coordinate the replacement of some of the sprinkler pipes under the garage.

## **New Construction Stickney Point Update**

We are watching closely the dealings and progress of a possible new shopping center and office complex on the corner of Stickney Point Rd and U.S 41. It is to be called the Promenade. Here is a portion of the latest news report:

**Portions Courtesy of the Herald-Tribune** Posted Dec 12, 2018 at 8:45 PM Updated Dec 14, 2018 at 3:02 PM

### **Area residents fear Benderson plan for mixed-use development, hotel at Stickney Point and 41 will cause traffic turmoil**

SARASOTA COUNTY — The fiercely opposed Siesta Promenade development project, criticized by hundreds of residents on and around Siesta Key who claim the mixed-use development plan is incompatible with the area and will worsen traffic snarls, received approval by the Sarasota County Commission.

In a series of votes, the commission approved the mix of commercial and residential units at U.S. 41 and Stickney Point Road, after listening to hours of outcry from dozens of area residents who claim the 140,000 square feet of commercial space, 80-foot tall, 130-room hotel and 414 condominium-style residential units on the 24-acre site at the northwest corner of the busiest access point to Siesta Key will create a dangerous influx of traffic.

Manatee County-based Benderson Development asked the commission to allow rezoning of the property to commercial general and to increase density from 13 units per acre to 20. It also asked for a special exception to build the hotel. The commission in a 3-2 vote approved the developer's density request.

**Related content** December 16, 2019

The commission in two 4-1 votes also approved Benderson's request for the hotel exception and the rezone.

A county staff traffic analysis stated the development will generate 12,012 gross daily trips, county documents show. The developer, however, claims road improvements it will perform will lessen the impact.



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To mitigate traffic, Benderson plans to make the following required upgrades to roads in the immediate area: construction of a traffic signal at Stickney Point Road and Avenues B and C, closing the existing median opening at the intersection of Stickney Point and Glencoe Avenue and extending the existing westbound merge lane along Stickney Point Road to create a continuous westbound right turn lane along Stickney from U.S. 41 to Avenues B and C. The developer will also construct an eastbound to northbound left turn lane on Stickney and Avenues B and C and construct a southbound to westbound right turn lane on U.S 41 and Crestwood Avenue.

The project proposal was reduced over the years from 250,000 square feet of commercial space, 150 hotel rooms and just over 500 residential units — demonstrating the developer's commitment to addressing community concerns.

Benderson is not slowing down. They have already posted a new website for the project:

<https://shopdinelivesiesta.com>

## Time Share Foreclosure Information

The association board has authorized CPMC to proceed with foreclosure on several delinquent owners. The association will then reclaim ownership. The board has decided to hold a sales auction a little later this year. This is a great opportunity to pick up an extra week or if lucky, maybe get multiple weeks in a row for a great vacation here at Siesta Sands!

We will email all owners with the info on the auction as it's scheduled. \*

\*If you are an owner who has been trying to sell or thinking about selling your week(s), you have an invitation to add you week(s) to the auction. Please email your request to the management office directly at [ssmgr@vacationfla.com](mailto:ssmgr@vacationfla.com) or mail a request to:

**Siesta Sands 1001 Point of Rocks Rd, Sarasota FL 34242.**

There will be a listing agreement form, a W9, and another short form required to include your week(s) in the auction. All owners on the deed must sign these documents. Bidding usually starts at \$100.00.



Thank You,  
Siesta Sands Beach Resort

***Cunningham Property Management has a new website !!***

There is loads of updated pictures and new information on all of our resorts.

There is an owner's portal with resort specific information both current and past.

Website: [www.VacationFla.com](http://www.VacationFla.com) - Click on Owners Only at the top - Password: beach

SIESTA KEY.