



From the Sands

An Update to Association Members from your Board
and Cunningham Property Management
3rd Quarter 2018 Edition

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

**Board of
Directors 2018**

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(Unit 611)
President

Ronald Trostel
(Units 408, 203.09,
204.09)
Secretary

Eugene Earick
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Vice President

Tom Sheppard
(Unit 509)
Treasurer

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

**Cunningham Property
Management**

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Dear Association Member,

Welcome to the 3rd quarter 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



Railing Replacement

The replacement of the railing systems on the property is almost completed. This was a major project for the resort and they really look good. We have just a few kick plate pieces left to install. We also have final inspections remaining both with the board and then Sarasota County.

Painting

The prep and repair work before painting took a while and was needed to ensure the integrity of the building. All condo owners have also been notified about sealing balcony membranes to protect their investment in the building. Please see updated membrane surfaces information on page 3. Painting is almost 100% completed on the condo building. The painting crew just has to finish the exterior hallway doors. The repairs and painting for the time share building and office building are completed as well. We have a very few touchups to address. The resort looks updated and fresh. We still need to schedule painting of all the walkway floors and it looks like we will push that towards the fall when we are just a bit slower with less traffic.

Here are a couple pictures of the progress!!





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Internet Hardware

The internet hardware infrastructure upgrade has been completed with high speed access points in every unit on the property and around the bamboo room and both pools. The internet speed and connectivity has undergone major improvements. In our testing, simultaneous connections are now 10 times faster than the older system. This means we can support hundreds of devices at the same time. Also, it is no longer a requirement to log into the system several times a day.

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 at the last meeting.

- 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. This project is in the scheduling stage now.
- We are pricing out just the engineering work as the next step for a possible lift at the timeshare building. For just the engineering, costs are in the thousands of dollars. We now know the lift will require a surrounding structure and footer as part of the construction costs.
- The landscaping coming into the resort will be updated late this year or first part of 2019. We are also looking at softening up the entrance to the resort offices with a landscape and hard-scape project.

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

Thank You,
Siesta Sands Beach Resort





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Membrane Surfaces Info

Below is a portion of the owner letter mailed and emailed the first week of June:

Your board of directors is urging you to waterproof your balcony to protect your investment and the structural integrity of the entire building. We the board, would like to extend an offer to all owners that will require a new membrane installation. Our association will grant each owner \$1,000 towards waterproofing of your balcony(s). This \$1,000 will be per unit and the owner will agree to complete the work by 12/31/18, using a board recommended installer. This is in addition to the ongoing work to the individual balconies and the additional repair expenses that the association is covering. Ultimately, the waterproofing and finishing of each balcony is the responsibility of each owner. In the spirit of community, the board is willing to assist owners cover the expense for a timely repair. Estimates on costs are as follows. These prices are prior to applying the discount:

11 & 12 Units - \$2,400 Front Balcony, \$1,600 Side Balcony – Total \$4,000

10 Stack Units - \$1,690

9 Stack Units - \$1,690

8 Stack Units – \$1,690 South Balcony, \$1,440 East Balcony – Total \$3,130

Additional costs will be incurred for tile removal. The above pricing is for applying the membrane only. It will be the owner’s decision on the type of finish applied on their respective balconies.

*If your unit has existing tile, here are tile removal prices: (211, 212, 310, 409, 410, 508, 509, 510, 611)

<u>8 stack</u>	<u>9 stack</u>	<u>10 stack</u>	<u>11 stack</u>	<u>12 stack</u>
\$400	\$250	\$250	\$675	\$675

Please contact Greg or Rich with any questions about the membrane and topcoat selections.

