

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, April 19, 2017

4:00 PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was called to order by Frank Maloney at 4:00pm.

II. Confirmation of Proper Notice of Meeting

The Meeting of the Board of Directors was held on the date, time and at the place set forth in the notice of meeting on the Bulletin Board inside and outside the La Siesta office, on the Bulletin Boards above the mailboxes at 901, 915 and 925 Beach Blvd Buildings, and electronically sent to all Board Members and Owner Members at least 48 hours prior to the meeting.

III. Determination of Quorum:

Present in Person: President Frank Maloney, VP/Secretary Donald O'Connor, Treasurer Barbara Bishop, Director Sylvain Authier and Director Robert Backer. On Conference Phone: Director Chuck Pue. Director Bill Whitman was absent. Also present in person was Manager Debbie Szczesny.

IV. Approval of Minutes:

Director Sylvain Authier made a motion to accept the minutes from March 20, 2017. VP/Secretary Donald O'Connor made a second. **The motion passed unanimously.**

V. Treasurer Report:

March 2017 Treasurer's Report was presented by Treasurer Barbara Bishop who was unable to present the financials prepared by a third party, as they were not ready to be presented. Treasurer Barbara Bishop stated a late filing of taxes was done by the CPA, as December financials had to be corrected to match with the CPS's Auditors financials.

VI. Committee Report:

A. Remodeling Committee:

Unit C115. Director Bill Whitman was not able to present the proposed remodeling of Unit 115. Treasurer Barbara Bishop presented the proposal in Bill Whitman's absence. Vice-President/Secretary Don O'Connor made a motion to approve the presented proposal of Unit C115 and to proceed with the remodeling of their unit. President Frank Maloney made a second.

The motion passed unanimously.

- B. RENTAL COMMITTEE: Director Sylvain Authier gave the Rental Committee, WiFi report.

Different internet/WIFI options were explored, including Comcast internet, and independent contractors to expand our current Internet/WiFi. It was determined after presentation and discussion to require each unit owner in the Rental Program to supply internet. Recommended Price ranges of \$19.99 to \$39.99, for speeds of 25mbps to 75mbps. A motion was made by Frank Maloney to require each unit owner in the Rental Program to subscribe to the internet by June 30, 2017, at a cost ranging from \$19.99 to \$39.99 with speeds of 25 mbps to 75mbps. A letter and description of products will be sent to all owners in the Rental Program. It was also discussed that having Internet/WIFI in each condo will increase rentals.

Director Robert Backer made a motion to approve the motion for all unit owners in the Rental Program to install Internet/WIFI by June 30, 2017. Vice-President/Secretary Don O'Connor made a second. **The motion passed unanimously.**

- C. ARCHITECTURE AND LANDSCAPE COMMITTEE: Chair Robert Backer gave the Architecture and Landscape Committee report.

1. It was reported the Pool Fence needed repainting. The carports need repair and repainting. It was recommended they be powdercoated.
2. A bid will be asked to be submitted by Goldenleaf Landscaping, who presently does our landscaping to replace some sod and sprinkler heads.
3. A berm needs to be installed at the shuffle board to protect the sidewalk.
4. Sidewalks, around pool and walkways need to be blown or vacuumed off. It was stated the equipment should be in the maintenance shed. The maintenance staff will be asked to reinstate this procedure.
5. All breezeway and walkways should be power washed each month. It was stated the power washer should be in the maintenance shed. The maintenance staff will be asked to reinstate this procedure.

VII. Manager's Report:

Manager Debbie Szczesny gave the Monthly Manager's Report.
(See attachment)

VIII. Business:

A. Unfinished Business

1. RNS Rental Software: Debbie Szczesny shared her experience with RNS, Rental Network Software, which comes highly recommended. The purchased website will be integrated with RNS and will be ready to go at a date set by the La Siesta Office. A motion was made by Vice-President/Secretary, Don O'Connor to purchase RNS and be installed at a date compatible with the office schedule. Director Sylvain Authier seconded the motion. **The motion passed unanimously.**
2. Unit 116: A short discussion to furnish Unit 116 for weekly rentals with Unit 116 being a last resort booking followed. A motion was made by Secretary/Treasurer Barbara Bishop to furnish Unit 116. Vice President/Secretary Don O'Connor seconded the motion. **The motion passed unanimously.**

B. New Business:

1. Two BBQ Sites:

Proposals for two BBQ areas, one each at the B and C building parking areas is being considered. Bids will be presented at the May 19, 2017 meeting.

2. New Manager's Office. Proposals to expand the office to accommodate a "Manager's office" is being explored.

3. La Siesta souvenir items, i.e. tote bags. Owner # C111 has asked for permission to use the La Siesta logo to order souvenir items for his guests. A motion was made by Director Sylvain Authier to approve Unit C111 to use the La Siesta Logo to provide his guests with souvenirs. Vice President/Secretary Don O'Connor seconded the motion. **The motion passed unanimously.**

IX. Open Forum for Comments/Discussion:

A. None

X. Adjournment: 6:15p.m. Next Meeting is May 17, 2017 at 4:00pm

Respectfully Submitted,

Debbie Szczesny, LCAM/Property Manager, La Siesta Condominium Association Inc.