

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, May 17, 2017

4:00 PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was call 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 at 901, 915 and 925 Beach Blvd Buildings, and electronically sent to all Board Members and Unit Owner members at least 48 hours prior to the meeting.

III. Determination of Quorum:

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

IV. Approval of Minutes:

Treasurer Barbara Bishop made a motion to accept the minutes from April 19, 2017. VP/Secretary Donald O'Connor made a second. **The motion passed unanimously.**

V. Treasurer Report:

March 2017 and April 2017 Treasurer's Report were presented by Treasurer Barbara Bishop. Please see attached.

VI. Committee Reports:

A. SECURITY COMMITTEE: Frontier Lighting's proposal was discussed. Bill Whitman recommends the Board move forward with installing pathway lighting along the walkways and installing new led bulbs in the building light fixtures. A proposal to light the front of the office was also discussed. Three Electrical Contractor bids will be required and presented to the Board.

B. RENTAL COMMITTEE: Director Sylvain Authier - No Rental Committee report.

C. SUGGESTION BOX: No Suggestions or Comments.

- D. REMODELING COMMITTEE: Barbara Bishop presented an Updated remodel for Unit 319 Kitchen. To be installed: Corectec Plus Vinyl Plank Floor with attached cork underlayment with an IIC70db or more. President Frank Maloney made a motion to accept the updated proposal presented by Jim and Kim Terrell of Unit 319, Director Bill Whitman made a second. **The motion passed unanimously.**

VII. Manager's Report:

Manager Debbie Szczesny gave the Monthly Manager's Report. Please see attached.

In regards to Item X, La Siesta will purchase a 3500psi pressure washer. Mike, the La Siesta maintenance person will pressure wash walkway and pool area and seal.

In regards to Item Z, Yearly Lease for Unit 116. It was asked if the leasee were to break the lease. It was stated a 60 day notice would be required, with a minimum of six months lease. La Siesta would keep the security deposit if the lease were to be broken. A move in date is scheduled for June 15, 2017, at a monthly lease of \$1,500 per month. It was stated if the washer and dryer were to break down, there would be no replacement installed in Unit 116. All utilities are to be the responsibility of the leasee. Additionally, internet/wi-fi will be the responsibility of leasee. A Background check of the lease was completed by Wagner Realty. Parking for the lease will be a guest spot.

VIII. Business:

A. Unfinished Business

1. RNS Rental Software/Quickbooks. Discussed in the Manager's Report.
2. Two BBQ paver sites and South Walkway flair. A proposal was presented by Frank Maloney to install two BBQ paver sites and to adjust the South Walkway flair. The discussion of the proposal lead the Board to explore additional options. President Frank Maloney made a motion to install a BBQ site on the North side at the far right end near the entrance, beautify the paver walkway which runs between the bushes out onto Beach Way, beautify the existing South BBQ site, and adjust the South Walkway flair. Director Robert Backer made a second. **The motion passed unanimously.**
3. New Manager's office. The remodeling of the office has been put on hold. The office was rearranged to better fit current existing needs. The remodeling will be explored at a later date.
4. Unit 115 Addendum. Remove Column and move phone line. Director William Whitman made a motion to approve the removal of the column and phone line and run a line to the ceiling and down the wall. Director Chuck Pue made a second. **The motion passed unanimously.**

B. New Business:

1. Unit 319 Kitchen floor. Approved earlier. See Committee Reports.
2. Declaration of Condominium Amendments. The Docs Committee has been working on revising and updating the Docs. The suggestions by the Docs Committee were given to the Board of Directors and discussed. President Frank Maloney made a motion to approve the presented Docs Committee recommendations. Director, Chuck Pue made a second. **The motion passed unanimously.** **Please see attached.**
The Board of Directors has asked for suggestions from the owners of La Siesta to the Declaration of Condominium documents. Kim Colgate joined the Docs Committee.

IX. Open Forum for Comments/Discussion:

No Comments and No Discussion

X. Adjournment: 6:10pm. Next Meeting is June 21, 2017 at 4:00pm

Respectfully Submitted,

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