

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, July 19, 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 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: Treasurer Barbara Bishop, Director Bill Whitman and Director Chuck Pue. On Conference Phone: President, Frank Maloney, Director Robert Backer and Director Sylvain Authier. Also present was Manager Debbie Szczesny.

IV. Approval of Minutes:

Director Bill Whitman made a motion to accept the minutes from June 21, 2017.
Treasurer Barbara Bishop made a second. **The motion passed unanimously.**

Under Unfinished Business, Director Bill Whitman brought to the Board's attention Hurricane proof Patio sliding doors. Updating the sliders will decrease outside noise level and decrease insurance premiums. It was agreed by the Board a letter be sent to all owners who have not updated their sliders.

V. Treasurer Report:

The June 2017 Financials were not made available to Treasurer Barbara Bishop, therefore a Treasurer's report was not presented.

VI. Committee Reports:

A. Doc's Committee:

Barbara Bishop and Chuck Pue met with Becker and Poliakoff Attorney Kevin Edwards with criteria as agreed by the Board. Estimated costs and time frame to complete changing the Doc items as agreed by the Board is \$3,250, with an estimated time frame of 10 hours at \$325 per hour. Barbara Bishop stated money was saved by La Siesta not needing to have to rewrite the documents. Kevin Edwards will have the docs ready in August and the Committee will be present to the Board in September. An Estoppel template will be created by Kevin Edwards with new guidelines per statute and at a cost of \$500. La Siesta is allowed to charge \$250 to new proposed owners and will be a financial benefit to the association.

In the event, should there be any outstanding fees pertaining to the condo for sale, we could charge up to \$500 per estoppel letter.

President Frank Maloney made a motion to appoint Barbara Bishop as communication liaison between Becker and Poliakoff; Kevin Edwards and La Siesta. Director Chuck Pue made a second. **The motion passed unanimously.**

B. Remodeling Committee:

C. Unit 119 request:

Director, Bill Whitman presented a Remodeling Request for Unit 119. To be installed: vinyl wood look planking in Kitchen, living room and bedrooms. The bathroom flooring will remain the same. Director, Chuck Pue made a motion to accept the updated proposal as presented by Mr. & Mrs. Galloway Unit 119, Treasurer Barbara Bishop made a second. **The motion passed unanimously.**

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

E. SUGGESTION BOX: No Suggestions or Comments.

VII. Manager's Report:

Manager Debbie Szczesny gave the Monthly Manager's Report. Please see attached. Further communication and/or motions were made on the following:

Item B. Lighting Bids: To clarify: Frontier Lighting supplies bulbs.

A motion was made by Treasurer Barbara Bishop to hold off on the lighting project and asked Robert Backer, Chairperson of Landscape/Architectural Committee to take a closer look at this project as there is \$15k for all La Siesta projects slated for 2017. It was asked that Robert Backer report back to the Board with the 2017 projects and priorities. President Frank Maloney made a second. **The motion passed unanimously.**

Item F. Order an additional desktop computer from John at Creative Minds, for a total of three computers in the office. It was suggested if the Manager's computer needs updating to move forward and update, with total costs not to exceed \$1,000. If costs do exceed \$1,000, the Board will be informed. Director, Chuck Pue made a motion to approve the purchase of new computers for the office. Director Bill Whitman made a second. **The motion passed unanimously.**

Item I. Stanley Convergent Security Solutions: Irene Maloney has researched a few lock systems, and made a presentation regarding Yale lock system for the doors which are currently being locked through the Stanley Convergent Security Solutions. Irene Maloney will forward further information to Debbie Szczesny and the Board Members. A motion was made by Treasurer Barbara Bishop to disconnect Stanley Convergent Security Solutions door monitoring of \$84 per month once another lock system is in place. President Frank Maloney made a second. **The motion passed unanimously.**

Item Z. New owner linen charge. It was asked of Debbie Szczesny to present any findings of costs previously charged to owners in the Rental Program, and going forward it was suggested that a figure to be charged to each new owner signed up in the Rental Program be presented to the Board at the August 2017 meeting.

VIII. Business:

A. Unfinished Business

It was asked that a letter be sent to those owners who have not signed up for wi-fi reminding them to sign up for private wifi. Director Sylvain Authier made a motion stating if owners have not signed up for wi-fi by September 1, 2017, a notation will be made on the unit description stating there is no private high speed wi-fi in the unit. President Frank Maloney made a second. **The motion passed unanimously**

It was asked of Debbie Szczesny to investigate bulk costs for Comcast wi-fi and present to the August 2017 meeting for the September 2017 Budget Meeting.

B. New Business:

1. Ask Mike Chastain, Maintenance to charge a set flat fee for screen doors and Lanai screens.

IX. Open Forum for Comments/Discussion:

No Comments and No Discussion

X. Adjournment: 6:00pm. Next Meeting is August 23, 2017 at 4:00pm

Respectfully Submitted,

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

