

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, January 17, 2018

4:00 PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was called to order by Vice-President Marcy Alexander 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.

III. Determination of Quorum:

Present in Person: Vice President, Marcy Alexander, Treasurer Barbara Bishop, and Directors Don O'Connor and Jim Terrell. On Conference Phone: Steve Moore. Also present was Manager, Debbie Szczesny.

The meeting was turned over to Director, Don O'Connor. Don O'Connor stated Sylvain Authier has resigned from the Board of Directors. The resignation has been accepted. A motion was made by Don O'Connor to form a new Board, appointing Steve Moore as President, and incoming Director Bill Whitman. Marcy Alexander will remain as Vice-President, Barbara Bishop will become Secretary/Treasurer, and Bill Whitman, Don O'Connor, Chuck Pue and Jim Terrell as Directors. Vice-President Marcy Alexander made a second. **The motion passed**

Sylvain Authier will remain as Chairperson for the Rental Committee.

The meeting was turned over to President, Steve Moore.

Bill Whitman was present as new appointed Director for the remaining of the meeting.

IV. Approval of Minutes:

President Steve Moore made a motion to accept the Board of Director minutes from December 13, 2017. Secretary/Treasurer Barbara Bishop made a second. **The motion passed unanimously.**

V. Treasurer Report:

Barbara Bishop, Treasurer presented the Treasurer's Report with an overview of period ending November 2017 financials. Debbie will be doing a review of the processing fee account.

Director Chuck Pue made a motion to the Treasurer Report. Vice-President Marcy Alexander made a second. **The motion passed unanimously.**

VI. Committee Reports:

A. Remodeling Committee:

Unit 214:

Vice-President Marcy Alexander made a motion to approve the Remodel Proposal as presented. Director Don O'Connor made a second. **The motion passed unanimously.**

Unit 416: Vice-President Marcy Alexander made a motion to approve the Remodel Proposal as presented. President Steve Moore made a second. **The motion passed unanimously.**

Updated Remodeling Template: President Steve Moore made a motion to accept the Remodeling Template as presented. Director Don O'Connor made a second. **The motion passed unanimously.**

Landscape/Architectural Committee:

Jim Terrell will communicate with Rob – Loyalty Landscape to negotiate mulch price and installation per bag. Budget amount is \$2,000. Jim requested 2019 mulch budget be increased.

Jim Terrell will be given budget amount for pergola at North BBQ patio area. Barbara Bishop and Jim Terrell to work together on project.

A request was asked to paint the mansard roofs. It was asked of Debbie to acquire bids.

B. Docs Committee

Don O'Connor stated additional changes to the docs have been submitted to the attorney.

C. Wi-Fi Committee

Comcast: Steve Moore stated Comcast has not been in compliance with contract. Phone calls and emails have failed to produce positive results.

Website and RNS: Get Found in Town has been an issue in the functionality of the La Siesta Website. A quote from Get Found in Town has not yet been received. Debbie has been in contact with RealTech as a consultant. Ray Miller came in to evaluate the website and functionality. Real Tech has given La Siesta a quote of \$2,500 to bring the website functionality, mobility and professional and easability.

A motion was made by President Steve Moore to accept Real Tech's contract, if Found in Town cannot provide a proposal to make the map on the La Siesta Website interactive. Director Don O'Connor made a second. **The motion passed unanimously.**

D. Security

Bill Whitman will contact Tracy, Security Access for expected delivery of new locks.

Bill Whitman suggested the lighting be updated.

Bill Whitman suggested the age limit of guests reserving a condo be evaluated.

E. Suggestion Committee

No Report

VII. Manager's Report: Manager's Report is attached

VIII. Business:

A. Unfinished Business

1. Washers and Dryers

Washing Machines: The Board has requested a determination of installation date of new machines from Omer's and whether there will be a new contract in place or the machine replacement will be under the "old" contract. Debbie will communicate with Omer's for installation date. Debbie will communicate with Omer's to confirm the split will remain the same.

Debbie to explore the costs for maintenance of purchased machines, should La Siesta elect to purchase own washer and dryers.

2. New Business:

1. Unit 304 and 404 is asking for a 3rd party to explore situation with 404 leak and make a recommendation. It is of the belief there may be a leaking soil stack.

2. Unit 219 is asking the Board explore epoxy group pricing for the lanais. The information will be explored and what the effect of the warranty of the recent painted lanais. It was stated the epoxy coating will be the responsibility of the owner.

IX. Open Forum for Comments/Discussion:

Kim Colgate inquired about rental income and the financials of such. The financials are posted on line after approval of each meeting.

X. Adjournment: 5:45pm. Next Meeting is February 21, 2018 at 4:00pm

Respectfully Submitted,

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