

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, December 13, 2017

4:00 PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was called to order by President Sylvain Authier 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, Chuck Pue and Jim Terrell. On Conference Phone: Sylvain Authier and Steve Moore. Also present was Manager, Debbie Szczesny.

IV. Approval of Minutes:

Director Don O'Connor made a motion to accept the Board of Director minutes from November 15, 2017. Director Chuck Pue made a second. **The motion passed unanimously.**

President Sylvain O'Connor made a motion to accept the Election of Director minutes from November 15, 2017. Director Don O'Connor made a second. **The motion passed unanimously.**

V. Treasurer Report:

Barbara Bishop, Treasurer presented the Treasurer's Report with an overview of period ending October 2017 financials.

Director Chuck Pue made a motion to accept Pellegrino Honick McFarland & Miller, P.A. CPA proposal for La Siesta's 2017 Audit and taxes at a cost of \$4,650. Vice-President Marcy Alexander made a second. **The motion passed unanimously.**

VI. Committee Reports:

A. Remodeling Committee:

Unit 201:

Director Chuck Pue made a motion to a provisional approval of an area rug placed under the dining table and chairs within 4" of wall with understanding any complaints arising will result in installing wall to wall carpet with 8 lb. padding. President Sylvain Authier made a second. **The motion passed unanimously.**

Unit 206: A motion was made by Director Chuck Pue to accept the remodeling request as presented. Director Jim Terrell made a second. **The motion passed unanimously.**

Unit 411: President Sylvain Authier made a motion to accept the emergency remodeling request as presented. Director Chuck Pue made a second. **The motion passed unanimously.**

Unit 214: Will be re-presented at the January, 2018 meeting.

Director Don O'Connor is recommending remodeling guidelines be sent to all owners.

B. Security

No Report

C. Landscape/Architectural Committee:

Mulch was to be installed in 2018 as the mulch previously installed is not enough to adequately cover the entire property. A new bid for mulch will be presented at the January 2018 meeting.

D. Docs Committee

No Report

E. Wi-Fi Committee

A letter will be sent to the seven owners in the Rental Program who have not yet acquired Wi-Fi/internet for their guests.

Website Improvements: Steve Moore gave a short report stating Kyle and RNS will assist in cleaning up some filters, including updating to https from html.

Steve will also be contacting Comcast; Jacky V.P. Communications, Ft. Myers for new wiring for HD TV and future bulk internet.

F. Security

Bill Whitman stated security will be hired and in place for Christmas break.

Stanley Security was sent a cancellation notice via online.

Secure Access is ordering the equipment to replace Stanley Security door tumblers. La Siesta owns the strikers.

It was suggested lighting be on the projects list for 2018.

G. Approval of 2018 Committee Chairs

Architecture: Jim Terrell, Security: Bill Whitman, Fining: Bill Whitman, Social: Phylliss Fleming, Rental: Sylvain Authier, Documents: Donald O'Connor, Water Lake Support to PM: Donald O'Connor, Wi-Fi/HD: Steven Moore, Remodeling: Marcy Alexander, Suggestion Box: Chuck Pue, Internal Audit: Bruno Lucas

A motion was made by President Sylvain Authier, Director Chuck Pue made a second. **The motion passed unanimously.**

H. Suggestion Committee

Chuck Pue stated there were a few regarding washers and Wi-Fi. Most suggestions have been addressed.

Debbie S. stated magnets have been placed in units, though not all have been placed in all units. It was stated that since wiring is substandard, this may be the reason for slow internet in the units.

A suggestion was made to re-install the Carwash. Debbie S. stated the carwash plumbing will be installed by Bradenton Plumbing. The handicap parking will be moved over one spot.

A suggestion was made for a clock on outside clubhouse. A new clock was installed.

A suggestion was made for plantings at the entrance.

Pool closed sign not taken down on Sundays.

A suggestion was made the outside rim of pool needs to be cleaned. It was stated the rim needs to be painted and Pool Company is looking into the use of contractors.

The coffee machine was moved to the kitchen as it was creating an additional expense.

Carports –

Awaiting insurance claim

It was stated the installation of new carports be installed in May 2018. It will be more cost effective to install all carports at one time. It was suggested we go back to the vendors and request new bids with 4 x 4 posts for new carports.

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

It was asked that that 7 stack lateral be checked by Bradenton Plumbing.

The items in the clubhouse that were requested to be sold have been listed on line and some have sold.

VIII. Business:

A. Unfinished Business

1. Washers and Dryers

The contract of Omer's Laundry was discussed. Debbie will discuss with contract with Omer's and his obligation to La Siesta. It was stated La Siesta and Omer's has had a contract since 1992 and renews every five years. And start a list of complaints and repairs. Additionally a notice will be posted in the Laundry rooms with repair or complaints or suggestions regarding the washers and dryers.

2. New Business:

1. Roof Inspection. It is recommended a yearly roof inspection be made by going through the attics of each building. Starting off during the rainy season. A motion was made by Chuck Pue, President Sylvain Authier made a second. **The motion passed unanimously.**

2. Unit 304 and 404 leaks

A request was made by 304 to send a letter to 404 to inspect the grout of the 404's shower and make the necessary repairs to assure the leaking down into 304 ceases. It was agreed a letter will be sent to Unit 404.

IX. Open Forum for Comments/Discussion:

None

X. Adjournment: 5:50pm. Next Meeting is January 17, 2018 at 4:00pm

Respectfully Submitted,

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