

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, February 21, 2018

4:00 PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was called to order by President Steve Moore 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: President Steve Moore, Vice President, Marcy Alexander, Treasurer Barbara Bishop, and Directors Don O'Connor, Jim Terrell and Bill Whitman. On Conference Phone: Chuck Pue. Also present was Manager, Debbie Szczesny.

IV. Approval of Minutes:

President Steve Moore made a motion to accept the Board of Director minutes from January 17, 2018. Director Don O'Connor made a second. **The motion passed unanimously.**

V. Treasurer Report:

Barbara Bishop, Treasurer presented a Treasurer's Report with an overview of period ending December 2017 financials. A full report was issued at 3:00 with not enough time to evaluate and present a proper report. Some of the reason for the revised December 2017 Financials was income G/L codes were misapplied and have been corrected. A monthly General Ledger will be sent to Debbie Szczesny to evaluate.

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 111:

President Steve Moore made a motion to approve the installation of a safe proposal as presented. Director Don O'Connor made a second. **The motion passed unanimously.**

B. Wi-Fi/Website Committee

Steve Moore presented a proposal and to proceed with Realtech at a cost of \$375 per month with an initial set up cost of \$2,500.

A motion was made by President Steve Moore to accept Real Tech's contract, Vice President Marcy Alexander made a second. **The motion passed unanimously.**

C. Docs Committee

Don O'Connor stated additional changes to the docs have been submitted to the attorney. Don stated section 16; long and short term rental was addressed; it will be defined and sent to the attorney, brought back to the Board for approval. Thereafter, it will then be sent to all owners for a vote.

D. Security

Bill Whitman pointed out some concerns regarding dark areas; South BBQ area and south end of B building. A suggestion was to put a motion detector light be installed at the south BBQ area. It was suggested we call Sarasota County Police for a drive through and issue any tickets for trespassing vehicles. We also have the option to tow off the property. Gulfside Security will be on property 12am to 5am starting March 3, 2018. Any concerns please address them to Bill Whitman or Debbie Szczesny.

E. Landscape/Architectural Committee:

Jim Terrell presented a Loyalty Landscape mulch proposal in the common areas at a cost not to exceed \$4,000.

Director Don O'Connor made a motion to approve the mulch proposal as presented.

Director Bill Whitman made a second. **The motion passed unanimously.**

Jim Terrell will supervisor this project.

It was also suggested new elevator signs be ordered.

F. Suggestion Committee

No Report

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

Don O'Connor suggested we submit a claim for the replacement cameras invoice from Secure Access.

Bill Whitman presented the Insurance proposal from Atlas Insurance.

It was discussed the umbrella premium be increased to \$15M at an additional cost of \$1,440.

Bill Whitman made a motion to increase the umbrella premium to \$15m, as well as the equipment breakdown premium as presented by Atlas Insurance. Bill Whitman. President Steve Moore made a second. **The motion passed unanimously.**

VIII. Business:

A. Unfinished Business

1. Washers and Dryer

Washing Machines: Steve Moore has been communicating with Dean Snyder with Omer's Laundry. Steve and Dean are working to come to an agreement with an amendment made to the current contract, which include an amendment to service the machines as soon as possible . The amendment will contain one half of the total machines will be delivered in 30 days and the balance will be delivered 45 days later. The price to wash and to dry will increase .25 per load. Owning our own machines was explored, though maintaining the machines may have more implications than what is wanted.

B. New Business:

1. VRBO Accounts:

Owners owning their own VRBO accounts are asking the Board to waive the \$40 Processing fee as there is no "processing" of the reservation. A discussion followed. No action was taken at this time.

2. 7 night Minimum:

A discussion followed regarding 7 night minimum. It was decided there would not be any less than a 7 night minimum.

IX. Open Forum for Comments/Discussion:

Carports: We are acquiring proposals and the carports will be installed after May, 1, 2018.

X. Adjournment: 5:15pm. Next Meeting is March 21, 2018 at 4:00pm

Respectfully Submitted,

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