

# LA SIESTA CONDOMINIUM ASSOCIATION

## **Monthly Board Meeting**

909 Beach Road, Sarasota, FL 34242

Wednesday, March 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: Vice President, Marcy Alexander, Treasurer Barbara Bishop, and Directors Don O'Connor, Chuck Pue, Jim Terrell and Bill Whitman. Also present was Manager, Debbie Szczesny.

### IV. Approval of Minutes:

Bill Whitman made a motion to accept the Board of Director minutes from February 21, 2018. Director Don O'Connor made a second. **The motion passed unanimously.**

President Steve Moore stated the Omer's contract will not be an automatic 5 year renewal but will instead be negotiable at the end of this contract. A timeline for installation of new washers and dryers was given that the first one half of the washer and dryers will be delivered May 1, 2018 and the other one half of the washer and dryers will be delivered the end of June 2018.

President Steve Moore stated there is a contract with Realtech Webmaster, paving the way for a more desirable website with a mobile platform. A virtual tour will be on the home page and new photos will enhance the website. This new website is slated to launch June 2018.

### V. Committee Action:

#### A. Remodeling Committee:

##### 1. Unit 121:

President Marci Alexander made a motion to approve the request of the proposal as presented. Director Don Chuck Pue made a second. **The motion passed unanimously.**

2. Unit 118: Director Bill Whitman made a motion to approve the request of tile floor as presented. Director Don O'Connor made a second. **The motion passed unanimously.**
3. Any remodeling will be done between May 1<sup>st</sup> and October 31<sup>st</sup> of any given year.

#### B. Security

1. Security plan status:  
Director Bill Whitman stated we have static guard on the premises and is giving reports additionally there is roving patrol.
2. Lighting presentation April 18, 2018

#### C. Rental Rates and Fees

1. 2019 Rental Rates and fees approval.  
Steve Moore presented the 2019 Rental Rates. Premium Holiday rates were presented as well. It was decided Option 3 rates will be used and b of Rate B of comparison would be used. Steve Moore will update December Holiday Premium week. A processing fee of \$50 is increased from \$40 and will commence with a booking start date of April 1, 2019.
2. Assignment of processing Fees:  
Currently, "Self Marketing" owners who use VRBO for La Siesta bookings are being charged the standard La Siesta processing fee of \$40. It was stated any owner who is Self Marketing with VRBO should not be charged the \$40 processing fee. Director Don O'Connor made a motion. Director Chuck Pue made a second. **The motion passed unanimously.**

#### D. Landscape/Architectural Committee:

Mulch and BBQ lighting: The mulch looks great. Suggestions were made for covering the South BBQ area.

### VI. Business:

A. Treasurer Report – The Treasurer Report is pending.

#### B. Property Manager:

1. January and February 2018 Financial Reports: It was stated a person with Financial and Bank Reconciliation be hired to do month end Financial Reporting. Deb Stirling, a person of interest in this position had been previously interviewed for the Rental Agent position, which includes accounting as well as other responsibilities. Deb Stirling turned down the position. Deb Stirling will be contacted to determine her level of interest for position of bookkeeper/Month End financial.

Itzey's Cleaning and Debbie Szczesny have been communicating about bringing in one of her employees to be a part time Maintenance/Groundskeeper/Cleaner for 20-24 hours per week. Director Chuck Pue made a motion to move forward with hiring Itzitar Cleaning employee. Bill Whitman made a second. . **The motion passed unanimously.**

2. Tax audit completion and tax filing.

3. Carport Construction Plan:

Director Don O'Connor stated the Absolute Aluminum Bid contained \$176K of concrete posts. Because having all concrete posts would be a material change, it would need to be brought to the members for a vote.

4. Unit 116 Mold Remediation:

A motion was made by President Steve Moore to release David Esserman, leasee of Unit 116 from his lease agreement and to return to Mr. Esserman his security deposit and last month rent. Additionally, because of the mold remediation, Mr. Esserman was not able to live in the unit. He has requested return of a portion of his lease payment for the month of February. The total to be returned to Mr. Esserman is \$4,019. Bill Whitman made a second. **The motion passed unanimously.**

IX. Open Forum for Comments/Discussion:

La Siesta Condo Docs: The Revised and Amended Docs will be sent to all owners in April, 2018 for a May 2018 Meeting vote.

X. Adjournment: 5:35pm. Next Meeting is April 18, 2018 at 4:00pm

Respectfully Submitted,

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