

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, November 15, 2017

7:00 PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was called to order by President Frank Maloney at 7:00pm.

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, Frank Maloney, Vice President, Don O'Connor, Treasurer Barbara Bishop, Director Sylvain Authier and Director Bill Whitman. On Conference Phone: Director Chuck Pue and Director Robert Backer. Also present was Manager, Debbie Szczesny.

IV. Approval of Minutes:

Director Sylvain Authier made a motion to accept the minutes from October 26, 2017. Vice-President Don O'Connor made a second. **The motion passed unanimously.**

V. Treasurer Report:

Barbara Bishop, Treasurer submitted the attached Treasurer's Report.

VI. Committee Reports:

No Committee Reports were presented.

VII. Manager's Report:

Manager's Report is attached

VIII. Business:

A. Unfinished Business

1. Door locks – A recommendation was made to contract with Secure Access to install automatic clubhouse door locks at a cost of \$3,509.50. There are no monthly costs to maintain the system. All training and computer software will be supplied by Secure Access.
A motion was made by Director, Bill Whitman. Director Sylvain Authier made a second. **The motion passed unanimously.**
2. Washer and Dryers – A recommendation was submitted to purchase new washer and dryers, in lieu of contracting and rental of washer and dryers. The cost analysis allows La Siesta to reduce costs over time by owning vs renting the machines. Maintenance costs on new machines are expected to be minimal for several years however, maintenance contracts will be bid out to maintain the machines.
A motion was made by President Frank Maloney to purchase new washers and dryers at a cost not to exceed \$1,000 per machine. Vice-President Don O'Connor made a second. **The motion passed unanimously.**
3. 2018 La Siesta Budget – A recommendation was submitted to approve the monthly maintenance fee of \$1,442. Included in the maintenance fee is a provision to include both the cable and internet services.
A motion was made by Treasurer Barbara Bishop. President Frank Maloney made a second. **The motion passed unanimously.**
4. Maintenance Person – A recommendation was submitted to hire a part-time maintenance person. The person will take care of the grounds, garbage and cleaning of the building walkways, etc. Estimate work hours would be 20 per week to include Saturdays.
A motion was made by Vice-President Don O'Connor. President Frank Maloney made a second. **The motion passed unanimously.**

IX. Open Forum for Comments/Discussion:

A suggestion was presented to install tile on the balcony lanais. It was stated tile could not be installed due to moisture that can develop between the concrete and tile. A request was made to explore products, i.e. garage floor epoxies that will protect the concrete of the balconies.

A comment was presented regarding the La Siesta Docs and the Rental Program. The current docs state that member owners must use the La Siesta Rental Program or self-manage on their own. The Docs are currently under legal review. It was asked when the Docs will come back from legal review It was stated the Docs are expected in January 2018 and would be voted on when available.

A suggestion was presented to give all member owners the Board of Director emails. A new list will be made and emailed to all owners.

It was asked how many stacks need to be completed. It was stated there are approximately 10 stacks yet to be completed. It is a time sensitive project and work needs to be done around renters/guests.

X. Adjournment: 8:00pm.

Respectfully Submitted,

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