

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, June 21, 2017

4:00 PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was call to order by Frank Maloney 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 and Unit Owner members at least 48 hours prior to the meeting.

III. Determination of Quorum:

Present in Person: Vice-President/Secretary Donald O'Connor, Treasurer Barbara Bishop, Director Bill Whitman. On Conference Phone: President, Frank Maloney, Director Sylvain Authier. Also present was Manager Debbie Szczesny.

IV. Approval of Minutes:

VP/Secretary Donald O'Connor made a motion to accept the minutes from May 17, 2017. Director Bill Whitman made a second. **The motion passed unanimously.**

V. Treasurer Report:

May 2017 Treasurer's Report was presented by Treasurer Barbara Bishop. Please see attached.

VI. Committee Reports:

A. Remodeling Committee:

B. Unit 205 request: Treasurer, Barbara Bishop presented a Remodeling Request for Unit 205. To be installed: Carpet and replace light fixtures/ceiling. The carpet will have an under carpet padding of no less than a 3lb density. Director, Bill Whitman made a motion to accept the updated proposal as presented by H and Gail Wetzel of Unit 205, VP/Secretary Don O'Connor made a second. **The motion passed unanimously.**

C. RENTAL COMMITTEE: Director Sylvain Authier - No Rental Committee report. Sylvain is asking Debbie to acquire a report from VRBO for the last year in which bookings were reserved thru VRBO.

D. SUGGESTION BOX: No Suggestions or Comments.

VII. Manager's Report:

Manager Debbie Szczesny gave the Monthly Manager's Report. Please see attached.

In regards to Item V: It was suggested to move the shower camera closer to the maintenance shop.

In regards to Item W: La Siesta Contribution to the Siesta Key Fireworks.

A motion was made by Treasurer, Barbara Bishop to contribute \$500 to the Siesta Key Fireworks, Director Sylvain Authier made a second. **The motion passed unanimously.**

In regards to Item X: A discussion followed and that person would be considered an independent contractor and any work involved would be done on the employee's personal time. This is be a question that will be presented to the attorney when the Doc's are submitted.

VIII. Business:

A. Unfinished Business

1. Discussion on improving the South BBQ site: President, Frank Maloney asked for suggestions for beatification of the North BBQ site. It was suggested that a concrete table or a Hurricane standard table be put in its place. Otherwise, for the South BBQ site area, PaverMac has submitted a bid and bricks will be selected for that area.
2. Declaration of Condominium Amendments: Treasurer, Barbara Bishop stated a compilation of Docs suggestions is completed. She and Director Chuck Pue will schedule an appointment to discuss suggested doc changes.
3. Finishing of stacks: VP/Secretary Don O'Connor stated both the kitchen and waste stacks are to be replaced on the schedule that the plumber can handle.
4. Roofs:
 - a. Director, Bill Whitman addressed the Board and asked what would need to be required to update Building A roof. It was stated a wind mitigation was done and was submitted to the insurance company. Suggestions were also made to induce Due Diligence and La Siesta insurance costs, including the La Siesta Condo Board encouraging all owners to update their sliders. Updated sliders will decrease outside noise level.
5. Paint of Buildings: VP/Secretary Don O'Connor stated nine bids have been received, and four bidders are being considered: Color Guard, P & R Painting, Vic's Painting and D & D Painting. Porter Paints is the paint preference. A Pre-Bid meeting will be set up.

B. New Business:

1. Rick Love – Servpro Hurricane preparedness. Director, Bill Whitman suggested Rick Love do a presentation to the Board and the La Siesta members. Servpro is the designated disaster contact for La Siesta in such an event.

2. Kings III Elevator Call Box: Debbie Szczesny was authorized to sign on behalf of La Siesta Condominiums to contract with Kings III for elevator call box phones and safety. The purpose of the contract came about when two people were recently stuck in the elevators, creating a safety hazard. What was discovered is the phones connected to the elevators were being answered by Security Answering Service and we were either hung up on, or was put on hold and disconnected, and one elevator had no working telephone at all in the elevator.

IX. Open Forum for Comments/Discussion:

No Comments and No Discussion

X. Adjournment: 6:00pm. Next Meeting is July19, 2017 at 4:00pm

Respectfully Submitted,

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