LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242
Wednesday, December 11, 2019
4:00PM
La Siesta Condo Clubhouse

I. Call to Order:

The meeting was called to order by Steven Moore at 4:01p.m.

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 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: Barbara Bishop, Marci Alexander, Bill Whitman, Janet Emanuel, Steven Moore (President) Kimberly Colgate. Diane Delia was on the conference line. Bridget Spence and Robin Reeves were present representing the management team.

IV. Approval of Minutes:

Steven Moore moved to accept the minutes from November 20, 2019. Bill Whitman made a second. All in favor. The motion passed unanimously.

V. Treasurer's Report:

- A summary of October 2019 Financials was provided by Treasurer, Barbara Bishop.
- See attachment
- Credit card processing fee's charged to La Siesta verses what we charge reserving guests in processing fee is out of balance and requires review and correction

VI. Manager's Report:

Bridget Spence discussed the following items that have been completed since the last meeting:

- Owens Electric completed installing the new LED lighting in all buildings, they have also installed all new wiring for the electrical outlets in the front of the property
- The damaged long seamless gutter on carport B has been replace and the damaged end on one of the carports for the C building has been replaced.
- Derek completed painting the first floor walk way in building's A, B and C.
- Dumpster rooms have been cleaned out and regular Monthly landscaping and pest control services have been performed.

VII. Committee Reports/Action:

- Remodel Committee:
  - No requests were submitted at this time

- **Security Committee**

  - A planning meeting with Jordan Security Services was conducted on December 11th to review La Siesta security needs and expectation for the period December 21-Janaury 4.
  - Patrol Static Guard has been secured and will be on grounds 12/21/19 – 1/4/20 from 10:00pm to 3:00am
  - The Static Guard's Supervisor will accompany him 1 to 2 hours per evening for added back up.
  - A new Security Camera has been installed; this camera is in location to view license plates on vehicles exiting the property.

VII. New Business:

1. Steven Moore and Janet Emanuel have been reviewing the La Siesta Rules and Regulations as well as owner compliance. The Rules and Regulations apply to all owners and their guests. The Board of Directors will be updating the R&R document which is expected by February. Meanwhile the Association will forward the current Rules and Regulations to all owners by year end.

2. Formation of the La Siesta Committee's is as follows;
   Social Committee to be led by Judy McFarland, **Remodeling Committee** accepted by Marci Alexander, **Security** accepted by Bill Whitman, **Budget** accepted by Barbara Bishop, **Documents** accepted and led by Janet Emanuel, assisted by Diane Delia, Landscape Committee is yet to be determined.

   Rental Committee led and accepted by Steven Moore. As there are several important rental development initiatives in 2020, Steve Moore will identify and engage owners with specific background experience for contributions in specific rental initiative areas. The 55 La Siesta rental owners provide a wonderful "resource group" to draw from rather rather than piling multiple initiatives on one small group committee. Several owners were named that have expressed interest in working in this manner and they will be asked to contribute in specific areas of their experience. Those contributing to rental development work will be identified and thanked prior to any motion to approve actions.

3. A Bid was received for the cleaning and any needed Resealing of Boots at the A/C stands and plumbing vents with urethane sealant, the Reseal of a few roof edges with urethane sealant, the install of a few new hoods where needed for building A, B, C and the La Siesta Clubhouse- We have received a second bid for the same services. After review Steve Moore made a motion to proceed with Manson Roofing. Barbara Bishop seconded the motion and all approved by voting aye.

VIII. Open Discussion

Discussion on engaging Distributor Channel Managers to increase unit exposure on many sites in North America and world-wide. Any provider engaged must integrate with the RNS software system, our reservation services provider in order to be compliant with the La Siesta Declaration.
Discussion on building communication with our previous guests, activating return/repeat visits, soliciting reviews and thank you' s for staying. We have over 1,000 prior guest details in the RNS system and we need to leverage that information. There is widespread support for investing in guest communication initiatives.

IX. **Adjournment: Motion was made by Steven Moore to adjourn the meeting at 5:10** p.m.

Respectfully submitted by:
Bridget Spence, LCAM