

LA SIESTA CONDOMINIUM ASSOCIATION

Monthly Board Meeting

909 Beach Road, Sarasota, FL 34242

Wednesday, June 24, 2020

4:00PM

La Siesta Condo Clubhouse

I. Call to Order:

The meeting was called to order by Steven Moore at 4:02pm

II. Confirmation of Proper Notice of Meeting:

The Meeting of the Board of Directors was posted on 6/20/20. The meeting was held on the date, time and at the place set forth in the notice of meeting on the Bulletin Board inside and out, electronically sent to all Board Members.

III. Determination of Quorum:

Present in Person: Barbara Bishop, Bill Whitman, Robin Reeves representing the management team and Diane Delia, Janet Emanuel, Kim Colgate, Marci Alexander, Steven Moore, Bridget Spence representing the management team on the Teleconference call.

IV. Approval of Minutes:

Bill Whitman motioned to approve the minutes from May 27, 2020 Board Meeting, Barbara Bishop 2nd the motion, all in favor. The motion passed unanimously.

V. Treasurer's Report:

- Bridget Spence Explained the format of the cash flow report and outlined areas where expenses have increased or decreased, over all we still continue to operate under budget year to date.

VI. Manager's Report:

Robin Reeves discussed the following items.

- Animal Rangers LLC. Was hired and removed the pigeons from the roof hoods on builds A, B and C. They installed wired fencing in the entry on the hoods and have a 5 year warranty for re-entry.
- The first groups of new Anderson screen doors were installed and 15 more doors will be installed in the near future.
- 2 New wood fence panels are being installed behind the linen shed and touch less hand sanitizers were installed on the outside wall of the clubhouse by the pool and by the first floor elevator door of each building.
- The La Siesta Staff continue to do their best to keep common areas clean and continuing to provide our guests information about social distancing while they enjoy their stay with us.

VII. Reports from Committees

- **Documents:**
 - All Director Certifications and LLC/Trust designations have been received.
 - Kimberly Colgate will be sending in her Board Certification form.
- **Rental - Steven Moore discussed the following;**
 - Owners will be reminded to have a 2nd comforter or blanket for each bed in their unit if they do not already.

VII. Reports from Committees Continued; Steve Moore led group discussion

- The Number of reservations May 22- October 3, 2020 compared to May 22- October 5, 2019 is slightly less than half but is better than was expected 2 months ago. We should use this slow time (off year) to improve our rental systems, web-site content, guest reach, staff training in order to be more competitive and ready when market conditions improve
- VRBO is terminating their relationship with RNS, our reservations software service, for long term failure to implement system updates. This has resulted in units enrolled in VRBO bulk programs often not appearing when guests search. Through search analytics conducted by VRBO it has been determined this has affected La Siesta units performance. RNS has not cooperated with VRBO and is now being terminated by VRBO. RNS will no longer provide integrated access with external booking sites. This is a disservice to LaS, we are not getting what we are paying for and apparently never have.

Continuing with RNS we would require bringing in a 3rd party Channel Distributor for external site (VRBO bulk) bookings. This has been fully researched for several months and found to add additional costs, complexity and manual entries. The best option discussed was to no longer use RNS and move to a new software provider that is fully integrated with VRBO (and others) and is more efficient and advanced in the industry. Recently we qualified rental reservations services, based in Florida, that integrate several services into one platform; LaS reservations, External-site reservations, and Web-site integration at costs equal to or lower than what we are currently spending with RNS. This includes sustaining inter-active property maps, mobile access, everything we have today within the same costs. However we do not want to risk the functionality and excellence of our current La Siesta web-site

A more efficient system will allow La Siesta staff to complete more work in-house and may enable us to significantly reduce other third party services

The rental software issue has been researched since November 2019 and the findings have been shared with the Board. Steven Moore moved to approve going forward in selecting a new software service from the two finalist and within current monthly costs with July planning, and automated data migration, training in August and fully transactional operation in September. Bill Whitman provided a second, the motion passed unanimously.

- New images have been taken and uploaded for 19 of the 24 owners currently enrolled with VRBO and will be ready for the new rental software provider.
- **Remodels - Marcy Alexander led and group discussion**
 - Unit 316 submitted a remodeling request to replace the carpeting in the bedrooms. She plans to install a new 8lb pad under the new carpet. Kim Colgate moved to approve motion, Steven Moore second the motion, all in favor, Motion passed unanimously
 - We had not received any updates regarding the permits for unit 416, all work involved in the kitchen remodel is ceased until permitting is acquired.
 - Unit 408 would like to remodel his bathroom, replace the tub with a walk in shower and install a new vanity and toilet. He would also like to replace the kitchen counter tops and cabinet fronts. Bill Whitman moved to approve the motion, Barbara Bishop 2nd the motion, all in favor, motion passed unanimously. Work is to be completed between 6/28 – 7/24.
 - Two owners submitted requests to La Siesta Board to give owners on the 2nd, 3rd and 4th floors the option to install harder surface flooring. Currently, only carpet is permitted. The La Siesta Board will take the request under advisement.

The group discussion highlighted La Siesta was constructed with 4 inch concrete flooring when this was temporarily allowed, but now prohibited. Sound travels easily through the thinner construction and harder floor surfaces have been a major past and current concern in the few units where harder flooring was temporarily permitted and remains. This changed in 2008 to current flooring requirement due to noise transference issues. Several past owner noise complaints were cited. Director Diane Delia conveyed similar sound issues at her other condominium location as strongly advised against changing, and offered sound study experiences. Steve Moore mentioned he would follow up with Diane to learn more. The Board agreed owners should have facts related to La Siesta construction and sound and our Documents and Rules should provide clearer details on sound abatement. Steven Moore stated he would try to find and estimate a sound study, and potential of new materials. He will follow up monthly with the Board. However, resolving our reservations system to full functionality is the project priority.

VII. Reports from Committees Continued

- **Landscape (projects suspended)**
- **Social (projects suspended)**
- **Security (projects suspended)**

AOB Business: (all other business)

- 24 pigeon nests and over 40 access openings in the roof hoods (all buildings) are now removed and the entry point sealed. The recent eight week Covid19 closures resulted in greater numbers of birds migrating to buildings along Siesta Key in search of food. While we have always had pigeons around the buildings but the numbers have sharply increased to the point of having an impact on the pool area, where owl statues were placed in attempts to ward off the birds. Guests were also hearing “bird sounds” coming through unit vents and a very strong odor from a dead/decaying bird, that had become trapped, recently resulted in moving a guest out of La Siesta.

The work took three days to complete. Steven Moore motioned for the approval of payment to Animal Rangers in the amount of \$2,200.00 for the nests removal and access sealing. Bill Whitman second the motion all in favor, the motion passed unanimously.

- At this time some owners are having the new Anderson 3000 screen doors installed; we will shortly have 30 units with the new door. All owners will be required to have the Anderson Screen door installed by April 30, 2021. Beginning May 2021 La Siesta will have the new door installed for any owner that has not already done so, owner will be billed. Steven Moore motioned for approval, Bill Whitman second the motion, all in favor, motion passed unanimously.

Adjournment: Motion was made by Steve Moore to adjourn the meeting at 5:58pm

Respectfully submitted by:
Robin Reeves, LCAM
La Siesta Condominiums