Siesta Gulf View Condominium Association

Board of Directors Organizational Meeting

Thursday, November 7, 2024

**Call Meeting to Order and Determination of Quorum:** Tom Wurst called the meeting to order at 11:39 a.m. Board members present via Zoom were Tom Wurst, Bev Donaldson, Anthony Giorgio, Francine Inbinder, and Cynthia Schalk, constituting a quorum. Multiple owners were present.

**Election of Officers:** Slate of officers for 2025 was presented, being Wurst, Inbinder, B. Donaldson, Giorgio, and T. Donaldson. Moved, seconded and approved as follows: Wurst, President; Inbinder, Vice President, B. Donaldson, Treasurer; Giorgio, Secretary, T. Donaldson, At Large.

**Discussion and Approval of 2025 Budget:** B. Donaldson submitted a proposed 2025 budget. Owner dues will remain the same as 2024 with some adjustment with more going into reserves and operating budget reduced because of insurance premium savings. Moved, seconded and approved 2025 budget as presented. SGV is financially stable and it is unlikely that assessments will be needed in 2025.

**Introduction of David Pilkey-Pilkey Property Management:** Pilkey was introduced to membership. Trimpe discussed her previous interaction with Pilkey when he worked in a real estate rental management company on Siesta Key. Since that time, Pilkey has procured his CAM license and is managing several properties only on Siesta Key. The board has reviewed and signed a one year contract with Pilkey. The contract is patterned after the one we have with Trimpe and with same compensation. Trimpe will work under Pilkey’s company providing financial and bookkeeping services. Pilkey will not be an on-site manager, but will be on site frequently and as needed.

**Possible Additional Items:** Question was asked about transfer of records/documents with transition from Trimpe to Pilkey. By the end of 2025, SGV will be required to have a website on which all documents are loaded and available. Until that time, Trimpe will retain items she has at her office Some documentation was lost during the storms, but most are old rental records which can be recreated if needed. Question was asked about Carrie remaining in her position in the office. Someone will be in the office and that will be determined between Pilkey and board as to hours, who it is, etc. In the coming months, the board will be dealing with 1) storage room guidelines; 2) clubhouse roof tile damage (repair or replacement?); 3) termites in clubhouse ceiling; 4) tennis court repairs; 5) fencing repairs; 6) guidelines regarding grills on property; 7) address drainage issues as more information is gathered with the sanitary sewer inspection; 8) parking area resurfacing post re-pipe project; 9) additional compensation for Giancarlo/Carrie because of additional workload during the storms. Some items already addressed and completed or near completion include reconstruction of lobby; AC for lobby; new lobby to garage service door; shop doors replaced; shop bathroom repaired; new furniture for lobby; landscaping; fourth floor window replacement; entry gate repairs; street side signage with lighting; stairwell doors on ground level replaced and rekeyed; pool pump and heater replaced; exercise room AC repaired.

**Next Meeting:** Board Meeting December 16, 2024 at 10:00 a.m. in clubhouse and via Zoom.

**Adjournment:** Motion was made and seconded to adjourn. Motion carried. Meeting adjourned at 12:32 p.m. by Tom Wurst, President.

Respectfully submitted,

Cynthia Schalk, Board Secretary