Siesta Gulf View Condominium Association

Board of Directors Meeting via Zoom

Wednesday, September 18, 2024

**Call Meeting to Order and Determination of Quorum:** Tom Wurst called the meeting to order at 10:00 a.m. via Zoom. Board members present via Zoom were Tom Wurst, Bev Donaldson, Anthony Giorgio, Francine Inbinder, and Cynthia Schalk, constituting a quorum. Multiple owners were present.

**Proof of Notice of Meeting and Approval of Previous Meeting Minutes:** Julie Trimpe, CAM, confirmed the meeting notice was posted on property and emailed to owners. Motion was made and seconded to approve the July 12, 2024 Board of Directors Meeting Minutes as presented. Motion carried.

**Treasurer’s Report:** B. Donaldson reported Operating Budget balance of $115,865; Capital Reserve Account has a balance of $1,131,628 reviewed and reconciled through August 31, 2024. B. Donaldson indicated insurance savings of approximately $52,000 and that the Capital Reserve Account balance reflects monies held in escrow for the current pipe replacement project. A preliminary 2025 budget has been sent to board members for review and comment.

**Manager’s Report:** Trimpe reported on three outstanding items: 1) the jockey pump repair is in progress, awaiting parts; 2) exit gate repair and resetting of timer; 3) LED lights were installed in garage area. Trimpe also spoke to her pending retirement effective 12/31/2024 and hiring of David Pilkey as her replacement. David is a licensed CAM and manages two other condos on Siesta Key. Trimpe will continue to work with David and the board regarding financials and as a backup to David. David will be introduced to owners at our annual meeting scheduled for November 7, 2024 at 11:00 a.m. Trimpe reported that there are no major projects planned in the near future, with the next one possibly being the oceanside lanai structure/screen replacement.

**Old Business:** Trevor Donaldson, Project Manager for repipe project, updated board/owners that work has begun on Stack #7 with Stack #6 passing final inspection and drywall reinstall is in progress. Payment has been made for Stack #1 through Stack #5. The project is on track to finish in late November. When all pipe replacement is completed, Terry’s Plumbing will camera the main drain from our building to the street.

Board and owners acknowledged their appreciation of the work done by Donaldson during this major project.

**New Business:** Discussion by board regarding management agreement between SGV and David Pilkey. With a few minor changes, Board agreed to send the agreement to legal for review.

 Discussion regarding 2025 budget was that SGV is in a good financial position moving forward. A 3% increase for the capital reserve fund is anticipated with no increase for the operating fund. L. Mills asked if that was “total maintenance fee”. B. Donaldson acknowledged “yes”.

Discussion regarding Frontier cable/internet contract. SGV has had a contract with Frontier since 2013 with basic cable and internet services provided at approximately $57/per unit. This is an exceedingly good rate. Frontier has changed its services and it now offering upgraded internet service with NO cable tv at a rate of approximately $60-$65/per unit. Comment from A. Giorgio that Verizon is acquiring Frontier. Trimpe suggested that a committee be formed to negotiate contract for future years with this contract year ending 12/26/2025.

B. Donaldson reminded board members about the new certification requirements and need to complete a course before 12/2025. Beginning 1/1/2026, SGV will be required to establish and maintain a website which includes certain documentation being available online.

C. Schalk reported information from Siesta Key Condo Council that on September 11, County Commissioners voted 4-0 to take no action on the Voluntary Demolition/ Rebuild Comprehensive Plan change. This leaves FLU 2.9.1 and the Comprehensive Plan, which protects Siesta Key residents and visitors by prohibiting increases in density and intensity, intact. No date has been set as yet on the Benderson application to demolish and build a multi-story hotel in Siesta Village.

T. Donaldson mentioned the amount of construction on the key including work on the south bridge. His suggestion would be to use the north bridge.

**Next Meeting:** Wednesday, October 16, 2024 at 10:00 a.m.

**Adjournment:** Motion was made and seconded to adjourn. Motion carried. Meeting adjourned at 10:41 a.m. by Tom Wurst, President.

Respectfully submitted,

Cynthia Schalk, Board Secretary