

Minutes
Siesta Isles Association Board Meeting
April 8, 2026 6:30pm Zoom

Board Attendance:

Laurie Zollinger - Y	Jerry McLaughlin - Y	Brad Moyer - Y	Catherine Hay - Y
Judie Berger	Carolyn Bruder - Y	Mike Everly	Bill Hancock - Y
Chuck Byrnes	Steve Bowie - Y	Bill Hough - Y	Renee Barnes - Y

Call to Order @ 6:36 pm

Approval of Minutes: March 2026

Bill Hough moves that we approve
Bill Hancock seconds
All approve.

Treasurer's Report: March 2026

Laurie moves that we approve
Catherine seconds
All approve

Committee reports

House Plans, Steve Bowie

- LOT 87: 5602 Cape Leyte Drive
 - Architect, Jonathan Parks, and owner representation, KC, attended this portion of the meeting (left before further board discussion and vote)
 - Issue is that plans appear to show house is 3 stories; garage and 2 floors above which would not comply with the covenants
 - Laurie went to Sarasota county and received clarification that the garage level is a non-conforming space and that the plans are acceptable ; non-inhabitable space for parking, building access, minimal electrical; first type of home in our community
 - Sarasota County 54-513 provides the following definition: “Lowest Floor means the lowest floor of the lowest enclosed area of a Building or Structure, including Basement, but excluding any unfinished flood-resistant Enclosure, other than a Basement, usable solely for parking of vehicles, Building access or, limited storage provided that such Enclosure is not built so as to render the Structure in Violation of the requirements of this Article”
 - Plans need to be amended to comply with SIA set-back requirements ie 30’ from each road
 - Owner will supply the final plans including a note defining that the house is 2 stories with a non-conforming space at ground level
 - Height of building must meet Sarasota County requirements; Steve to ask the architect how they calculated the building height
 - Plans did not include dimensions as they were done in a rush as owners/architect did not realize they had to be approved by SIA
 - Fences are not included on the plan; will be submitted later
 - There is some concern that it will not remain as a single-family home; would contravene zoning rules; would become a county issue
 - Motion to approve the plan subject to receiving the revised plans as noted above and excluding approval of the fences
 - Seven for (grudgingly) and one against

- LOT 121: 5572 Shadow Lawn Drive
 - Set-backs are met
 - Ground level pool with no cage is within the requirements
 - Bill Hough moved that we approve it; all concurred.

Entrances, Jerry McLaughlin

- Lights and bushes replaced, mulch laid down
- Jerry and Hans to stabilize the sign at the Shadow Lawn entrance

Membership, Renee Barnes

- Renee received a key to the mailbox and access to the database
- 64 members
- Will contact non-members to see what they are looking for in the HOA and try and build a community

Compliance, Bill Hancock

- Six properties have large signs advertising the builders; will contact the builders to reduce the size of the signs
- LOT 106, 5557 Shadow Lawn – Saas house
 - Daughter is ignoring all communications
 - Registered letter to be sent stating that SIA will pay a landscaper to clean the property up and a lien will be placed on the house
- LOT 234, 5416 Azure Way – boat and trailer in the yard; letter to be sent

Technology, Bill Hough

- Nothing to report

New Business

- Newsletter
 - Will send out when we can include the information about 5602 Cate Leyte way re the definition of non-conforming space and number of habitable stories
 - Sir Speedy to send it out
- Send availability for 2026 monthly meetings to Laurie to ensure we have a quorum

Adjourned @ 8:37 pm

Bill Hough moved that we adjourn

Catherine seconded

All approved