

Minutes
Siesta Isles Association Board Meeting
December 17, 2025 6:30pm

Board Attendance: Zoom meeting

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

Call to Order @ 6:32 pm

Approval of Minutes: Nov 2025

Chuck moves that we approve

Steve seconds

All approve.

Treasurer's Report: Nov 2025

Bill moves that we approve

Laurie seconds

All approve

- Holiday lights paid for
- Backflow plumbing certification completed
- Sarasota County utility bills are changing the payment platform; need to reenroll
- Storage unit is charging an additional 2% fee for credit card payments

Committee Reports

House Plans, Steve Bowie

- Luxa Construction contacted re the Structure on the top of the new build on Cape Leyte; exceeds the height limit
 - Per Luxa co-owner the structure is temporary to protect the house; will be removed
 - Structure looks permanent as is fully framed and well-constructed; not on the submitted plans
 - Send a certified letter to the builder: Laurie to draft the letter

Compliance, Laurie Zollinger

- Trailer at 5414 Shadow Lawn Drive
 - Email Brian Casey a compliance letter; not currently at the house
- Thirteen compliance letters re lawns/landscaping sent out previously had a positive impact; only 1 problem property now
- A mattress has been out for weeks on the north end of Shadow Lawn Drive; fire department is apparently using the house for training; see if mattress is being used as part of training

Entrances, Jerry McLaughlin

- Everything looks good

Membership, Laurie Zollinger

- Nothing to report

Technology, Bill Hough

- Separated building plans and variances on the web page; included note that all of the information submitted must come from the owners

Annual Meeting, Laurie Zollinger

- Date
 - Contact St Boniface re having the meeting on Feb 24 or 25
 - Post-meeting note: meeting to be held on Feb 24, 2026
 - Laurie needs to find a caterer that does not need a kitchen; St Boniface did not rebuild their kitchen
- Speakers
 - Lourdes Ramirez and Judie Berger
- Process for new Bylaws
 - Proxy votes to be sent out; need 2/3 of all members to approve the changes
 - Only members need to be notified of the proposed changes

- Members can vote in person or by proxy; 2025 members and whomever is a member at the time of the meeting
- Meeting date is the deadline for proxy votes
- Send proposed changes out in early January via email and regular mail
- Sub-meeting on Dec 30 to discuss proposed changes; Catherine to create a red-lined document

Directory

- Will be published

New Business

Open board positions: compliance, record retention, membership, hospitality, newsletter, treasurer

- Need new members
- Carolyn is leaving therefore need someone with an accounting background to replace her
- Interested people can be on committees without being a board member; ask people at the annual meeting
- Michael Condren would be interested in serving on a committee; Bill to contact him

Dropbox responsibilities

- Put all documents into Dropbox
- House plans and estoppels should be placed into the appropriate lot folders

Dispersing Bylaws to New Owners

- We are a voluntary HOA therefore bylaws do not have to be provided at closings
- HOA form signed at closings informs the new owners that there are deed restrictions
- Laurie sends the directory and bylaws to new owners

Adjourn @ 7:38 pm

Bill moved that we approve

Judie seconded

All approved