

Santa Maria Condominium Association
All Boards Special Meeting – Property Mgmt. Contract

Feb 12, 2021

The Meeting was called to order at 9:35am by Master President Jeff Langer.

Board Members either present or on Zoom were Jeff Langer, Rick Mindemann, Vern Barker, John Faenza, Mike Carbone, Roger Burch, Mel Bemis, Gert Walter, and Bobbie Hinkle

Jeff Langer called for a quorum by each individual board, and a quorum was established for all.

Owners in attendance included units # 213, 405, 104, 303, 401, 109, 406, 107, 211, 206, 307.

Jeff Langer provided an introduction to current status of Santa Maria Property Mgmt., including changeover from Boback Mgmt. selling to P&M, resulting in lack of timely notice, changes to payroll, not providing new contract, etc. Jeff & Rick met with Paul, owner of P&M, and afterwards concluded that P&M was not right fit for Santa Maria. After soliciting alternate bids, the choice had come down to either SAK & Associates or considering self-management. SAK proposal costing was similar to old Boback contract, but less services. After discussions with two payroll companies (First Star and Paycheck), and current accounting firm (Debbie/Paragon), it was concluded that self-management was viable option. Further, hiring a of 24 hr. answering service could provide the same or better support to owners than property mgmt. company. Santa Maria boards are already handling the majority of current management needs.

A random polling of individual board members indicated support for “interim” trial of self-management system with periodic reassessment. Jeff Langer made a formal motion that Santa Maria Condominium Associations give legal notice to P&M to end contract and enter into interim self-management system and asked for individual vote by board. Jeff Langer motioned for SM Master Board, Vern Barker seconded, and vote was unanimous. Jeff Langer motioned for SM 1, Roger Burch seconded, and vote as unanimous. John Faenza motioned for SM2, Rick Mindemann seconded, and vote was unanimous. Jeff Langer motioned for SM Dock, Bobby Hinkel seconded, and vote was unanimous. The motion carried and self-management startup is targeted for 2nd qtr. April 2021.

A motion to adjourn the meeting was made by Jeff Langer, and seconded by John Faenza, and vote was unanimous, and meeting was adjourned at 10:24am