

SANTA MARIA RESORT ASSOCIATION, INC

SANTA MARIA I BUILDING 2021 ANNUAL MEETING MINUTES

DATE: JANUARY 22, 2021

TIME: 10:00 AM

LOCATION: Fort Myers Beach Library, 2755 Estero Blvd. Ft. Myers Beach, Fl 33931

1. Calling the meeting to order:

a) The meeting was called to order at 10:07 AM by Jeff Langer, President.

2. Certifying of Proxies- Determination of a Quorum.

a) President Jeff Langer certified the proxies and verified a quorum with 22 of 24 proxies returned. Approximately 3 owners were in attendance, 1 other attended via zoom.

1. Proof of Notice of meeting:

a) Treasurer Roger Burch certified that notices were posted at both building in accordance with the Florida statutes.

2. Approval of Minutes from the Previous Annual Meeting held January 24, 2020:

a) Mr. Langer made a motion to waive the reading of the minutes and accept them as presented. Mr. Burch seconded the motion. The motion passed unanimously.

3. Presidents Recognition of pas board member: Mr. Langer wanted to take a moment to recognize Mr. Lenny Boersma for over 20 yrs. of service on the Santa Maria Resort board.

4. Presidents Report:

a) Mr. Langer presented a video highlighting projects completed throughout the past year. Items such as the partial railing replacement on the roof, cracks in the building due to concrete spalling being repaired, replacement with hydraulic cement to the interior lanai and other items were highlighted.

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5. **New Business:**

- a) Discussion of new fire alarm system. The reclassification of the building by the new fire chief as a 5-story vs 4 story building requires an upgrade to the fire alarm system. (NOTE: this upgrade would be required in any event as once the old monitoring board needed replacement the upgrades would be required). Horns and strobe lights will be required. This could cost up to \$90K, which could result in a potential assessment.

8. **Owner Comments:**

A brief discussion regarding the building WiFi system upgrade by Century Link and the \$28.00 per month charge and 9-year contract ensued. A discussion regarding potentially replacing the wooded rails around the barbeque area with a manmade material took place. Finally, an owner wanted to pay a special debt of gratitude to Mr. Langer and all the work he has done for the association.

9. **Adjournment:**

A motion to adjourn was made at 10:39 AM by Mr. Langer, the motion was seconded by Mr. Burch. The motion passed unanimously. Meeting adjourned.