

SANTA MARIA II ASSOCIATION, INC

2021 Board Budget Meeting

DATE: November 12, 2021

TIME: 9:30 AM

LOCATION: Pool Gazebo Deck, Santa Maria Condominiums, Ft. Myers Beach, FL 33931

1. Calling the meeting to order:

- a) The meeting was called to order at 9:35 AM by Mel Bemis, President.

2. Determination of a Quorum / Certifying of Proxies

- a) Boards members present or in attendance via Zoom included Mel Bemis, Rick Mindemann, Johnny Faenza, and Vern Barker, and board quorum was established. Mel Bemis noted the passing of board member Mike Carbone and thanked him for his service to the association and expressed condolences on behalf of association to Jackie Carbone, who was present. Secretary Vern Barker certified the proxies and verified an owner quorum was obtained via proxies and personal attendance. There were several owners in attendance at the meeting.

1. Proof of Notice of meeting:

- a) Mr. Barker certified that notices were posted at both building in accordance with the Florida statutes, as well as on the Association website.

2. Treasury Report:

- a) Treasurer Rick Mindemann reported that current checking balance is approx. \$28,000, and reserve balance is \$370,640.00. He noted that costs continue to increase, including utilities. However, new Centurylink high speed contract is locked for next 9 years and will save owners \$480.00 per year. He also reminded that decision to go self-management is also saving association. The major cost increase issue continues to be insurance that has been rising an average of 20% per year. The board is currently procuring bids from 2 companies, and still planning on 2022 premium approaching \$140,000. It is expected that payment will need to come from reserves. There was also discussion about bids for upcoming building painting project, and reserve monies are on hand to fund this project. The proposed budget for 2022 is \$353,182.00

3. New Business:

- a) Mel Bemis made motions on 2022 budget to 1) approve rollover of excess operating funds and board vote was unanimous and approved, 2) waving of financial reporting requirements and board vote was unanimous and approved 3) borrowing from reserves to pay insurance and board vote was unanimous and approved, 4) Adoption of 2022 Budget, and board vote was unanimous and approved.

SANTA MARIA II ASSOCIATION, INC

4. Owner comments:

- a) John Lucerne, new owner of Unit #417, asked questions and made comments about association board decision to go to self-management

7. Adjournment:

- a) Mel Bemis made a motion to adjourn meeting at 10:05AM, and it was seconded and passed unanimously. Meeting was adjourned.

Respectively submitted:

Vern Barker, Santa Maria II Association Secretary