

SANTA MARIA MASTER ASSOCIATION, INC.

2022 BUDGET MEETING MINUTES

DATE: November 12, 2021

TIME: 10:15 AM

LOCATION: Pool Gazebo Deck, Santa Maria Condo Association, Ft. Myers Beach, Fl. 33931

1. Calling the meeting to order:

- a. The meeting was called to order at 10:21 AM by Jeff Langer, President.

2. Determination of a Quorum / Certifying of Proxies

- a. Board members present or on Zoom included Jeff Langer, Roger Burch, Rick Mindemann, and Vern Barker. President Jeff Langer verified a board quorum. Vern Barker confirmed that 63 ½ proxies were returned by SM 1 and 2 owners and owner quorum was verified and established.

3. Proof of Notice of meeting:

- a. President Jeff Langer certified that notices were posted in lobbies at both buildings in accordance with the Florida statutes, and on Association website.

4. Treasurers Report:

- a. Treasurer Rick Mindemann reported that checking account balance is \$75,233.48, and reserve balance is \$230,654.51, with expected rollover of \$72,000. He does not expect any increase in budget for 2022.

5. New Business:

- a. President Jeff Langer made motions to approve 1) roll over of excess operating funds, board vote was unanimous and approved 2) waiving of financial reporting requirements, board vote was unanimous and approved 3) adoption of 2022 budget, board vote was unanimous and approved.

6. Presidents Report:

- a. President Jeff Langer reported on repairs made during 2021, including new irrigation pump, spa pump, and pool leak which resulted in significant water bill

increase. A credit of \$2200.00 was received from Ft. Myers Beach water department. A discussion of expected costs in 2022 included new floor scrubbing/cleaning machine for housekeeping, and update on seawall reconstruction. Bids were let to several construction companies, but only 1 received back so far. He continues to talk with road construction people about reconstruction of entrance and uneven surface.

7. Owner Comments:

- a. Owners in attendance made comments about concern about uneven front entrance and pool deck stains

8. Adjournment:

- a. A motion to adjourn the meeting was made at 10:44 AM by Mr. Langer, and the motion was seconded and passed unanimously. Meeting was adjourned.