

SANTA MARIA MASTER, RESORT, II & DOCK ASSOCIATION, INC

All Boards Directors Meeting

Date: January 4th, 2022

Time: 9:30AM

Location: Pool Gazebo Deck/Zoom, Santa Maria Condominium Association,
Ft. Myers Beach, Fl 33931

1. **Meeting Called to order** – The meeting was called to order at 9:32AM
2. **Determination of Quorum**– Board Members present were:
 - a) Master - Jeff Langer, Roger Burch, Rick Mindemann, Vern Barker
 - b) SM 1 – Jeff Langer, Roger Burch
 - c) SM 2 – Mel Bemis, Rick Mindemann, Johnny Faenza, Vern Barker
 - d) Dock – Jeff Langer, Bobbie Hinkle
 - e) Owners present at meeting included: SM1 -101, 108, 306. SM2- 100, 102, 104, 109, 204, 213, 300, 305, 306, 307, 313, 401, 402, 417
3. **Proof of Notice** – Notices of the meeting were posted in building 1 & 2 lobbies as well as on the website
4. **New Business**
 - a) **Management** – Jeff Langer reviewed that self-management has been in place since 4/2021 and is doing what was intended to get house in order. However, too few people are doing too much, and self-management was a short-term solution. The boards need to explore options going forward, including a part time manager and Jeff has spoken with Leonardo Arms manager about part-time employment as one option.
 - b) **Online Voting** – Vern Barker spoke about using technology to better communicate with owners (website, emailing, texting, etc.), and that next step in the process is electronic voting. For the upcoming annual meeting election of board officers, we would like to try voting using a website called Election Buddy. A motion was made and seconded by all boards with unanimous consent to go forward as follows:
 1. Master – Jeff Langer motioned, Rick Mindemann seconded
 2. SM 1 – Jeff Langer motioned, Roger Burch seconded
 3. SM 2 – Johnny Faenza motioned, Rick Mindemann seconded

4. Dock – Jeff Langer motioned, Bobbie Hinkle seconded
- c) **Buildings Exterior & Interior Painting Proposal** – Jeff Langer indicated that it would best for all buildings to do painting exteriors/interiors at the same time. He indicated that bids were received for each association as required but makes sense to accept one bid as contract for all to achieve better pricing. Johnny Faenza presented proposal from Florida Painters including standard items as well as options, and SM II board feels their proposal is best overall for price, quality, materials used, warranty, etc. Rick Mindemann went over breakdown of costs. There was discussion on accepting all options or excluding options. There was a motion from the following boards to accept the Florida Painters proposal, seconded and passed with unanimous consent as follows:
1. Master: Jeff Langer motioned, Roger Burch seconded
 2. SM 1: Jeff Langer motioned, Roger Burch seconded
 3. SM 2: Mel Bemis motioned, Johnny Faenza seconded
- d) **Pool Fence / Gate Repairs** – Due to damage from a Royal Palm that blew over during a storm on a section of fence, Vern Barker is getting quotes for replacement of either damaged section or entire fencing around pool along with new gates. The board will be updated as information and pricing is received. There was also discussion about updating security codes and changing hours of operation for pool.
- e) **Landscaping of Front of property and repair of entry** – Jeff Langer reported that he has new proposal from Lee County to re-engineer the driveway entrance and surrounding area that he requested. Further, they will be installing French drain to remove water away from retention area. It was recommended to wait on relandscaping until road project is done.
- f) **Seawall Reconstruction Project**- Jeff Langer indicated that progress in getting quotes from contractors has been slow, and Gert Walter is not present to provide more details, so update will be discussed at annual meeting
- g) **Removal of Olive Trees near EBIA property line** – Jeff Langer indicated that EBIA continues to be ready to share cost of project to remove those trees and replace with greenery TBD
- h) **Landscaping Rock for improvement of greenery and flower beds** – Jeff Langer agrees that more stone is needed and would like to see a landscaping committee come forward with overall proposal. There was discussion about creating master plan and hiring consultant to assist.

- i) **Pool House Repairs** – Jeff Langer announced that he has provided Jeff Jones with 4 new sinks to replace current ones, and probably new faucets are needed, along with new drywall for women’s bathroom.
 - j) **Grilling Decks Grills** – Jeff Langer indicated that new valves will be installed to ease use of grills, and one grill has been recently replaced. There was discussion about replacement cycle of grills relative to cost, and consensus was that replacement of low cost of grills every 2-3 years was preferred over purchasing more expensive units.
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- 5. **Owner Comments** – Discussions including considering of smoke free campus (particularly to address smoking on lanais), and issues with short-term rentals.
 - 6. **Motion to Adjourn** – There being no more discussion, Jeff Langer made a motion to adjourn the meeting, Johnny Faenza seconded, and unanimous consent resulted in adjournment of meeting at 11:17AM.