

# Santa Maria II Association, Inc.

---

C/ O Paragon Financial Services, 8280 College Pkwy #203, Fort Myers, FL 33919

## Santa Maria II

December 23, 2021

### “SECOND NOTICE OF ANNUAL MEETING”

Dear Owners:

On Tuesday, January 25, 2022 at 10:00 AM the Annual Meeting of the Association will be held at the Ft. Myers Beach Library, 2755 Estero Blvd. Third Floor, Ft. Myers Beach, FL 33931. There are four (4) positions open for the Board of Directors, of which three (3) positions will be for a 2-year term and one (1) position will be for a 1-year term. There are 5 people who have sent in their candidate “Intent to run” notice. The four candidates with the highest number of votes will be elected to the Board of Directors. Of the four candidates elected to the board, the candidate with the lowest number of votes will serve the 1-year term. This years election will be held online, with the election information to follow in the coming weeks. The election will open 14 days prior to the board meeting and close midnight (January 24, 2022) the day before the board meeting.

This year again we will also be using Zoom. To join Zoom use this link or call in by phone.

<https://us02web.zoom.us/j/9392665513?pwd=cElqWVQ2WkQ3dWFLRIN5SU9JS1FqUT09>

Meeting ID: 939 266 5513                      Passcode: 5299

Dial in: (646) 558-8656 (New York)                      (312) 626-6799 (Chicago)

Enclosed is a limited proxy for you to sign and return before the meeting. We suggest you print the proxy, fill out and sign it. Then either scan or take a picture of the proxy and email it back right away. You can also do markup PDF which saves you from printing. It is very important that we establish a quorum. Please fill it out even if you plan to attend the meeting. Email it back so that we can ensure a quorum before the meeting. If we fail to have a quorum, we cannot hold the meeting.

Sincerely,  
The Santa Maria II Board

# **Santa Maria II Association, Inc.**

---

C/ O Paragon Financial Services, 8280 College Pkwy #203, Fort Myers, FL 33919

## **ANNUAL MEETING** **BOARD OF DIRECTORS MEETING** **AND ELECTION OF DIRECTORS**

**January 25, 2022**  
**10:00 AM**

**Ft. Myers Beach Library**  
**Third Floor**  
**2755 Estero Blvd.**  
**Ft. Myers Beach, FL 33931**

### **AGENDA**

1. CALL TO ORDER
2. CERTIFYING PROXIES – DETERMINATION OF A QUORUM
3. PROOF OF NOTICE OF MEETING
4. NEW BUSINESS:
5. OWNER COMMENTS
6. ADJOURNMENT

### **BOARD ORGANIZATIONAL MEETING UPON ADJOURNMENT OF ANNUAL MEETING**

1. CALL TO ORDER
2. NEW BUSINESS:
  - A. APPOINTMENT OF NEW BOARD MEMBER
  - B. APPOINTMENT OF REPRESENTATIVES TO MASTER BOARD
3. OWNER COMMENTS
4. ADJOURNMENT

# Santa Maria II Association, Inc.

C/ O Paragon Financial Services, 8280 College Pkwy #203, Fort Myers, FL 33919

SM2

## LIMITED PROXY

The undersigned, owner of Unit No. \_\_\_\_\_ in SANTA MARIA II CONDOMINIUM ASSOCIATION, INC., appoints \_\_\_\_\_ or, if left blank, the Secretary of the Association, as my proxy holder to attend the annual meeting of the members to be held **on the 25<sup>th</sup> day of JANUARY, 2022, at 10:00 a.m., at FT. MYERS BEACH LIBRARY, THIRD FLOOR, 2755 ESTERO BLVD, FORT MYERS BEACH, FLORIDA 33931.** The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that proxy holder's authority is limited, as indicated below:

**GENERAL POWERS** : You may choose to grant general. Check "General Powers" if you want your proxy holder to vote on other issues that might come up at the meeting, in addition to the limited proxy, if required.

\_\_\_\_\_ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

**LIMITED POWERS**) By my signature below, I hereby specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters, as indicated below:

**THIS PROXY IS ONLY TO ESTABLISH A QUORUM FOR THE MEETING.**

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Print Name

Date \_\_\_\_\_

## Substitution of Proxy Holder

**(This Section to be used only if the person to whom you assign your proxy cannot attend the meeting and that person assigns the proxy to someone else to vote on your behalf.)**

The undersigned, appointed as proxy holder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above.

\_\_\_\_\_  
Proxy Holder Printed Name

\_\_\_\_\_  
Proxy Holder Signature

\_\_\_\_\_  
Date

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

# Santa Maria II Association, Inc.

---

C/ O Paragon Financial Services, 8280 College Pkwy #203, Fort Myers, FL 33919

## Santa Maria II

December 23, 2021

### Candidates for SM2 Board of Directors

The following candidates will be on the ballot when the online election opens. You will receive a notice and instructions for the election in the following weeks. You will vote by selecting four (4) candidates. Below are the candidates in alphabetical order.

Mel Bemis:

Vito Binetti:

Johnny Faenza:

Rick Mindemann:

Ronald Reibling:

\*Candidate provided information is attached below\*

My name is Vito Binetti, and my wife Maddalena and I have been owners at Santa Maria for approximately ten years. We thoroughly enjoy our vacations at the complex, and plan on increasing the amount of time we spend in Fort Myers Beach as the years go on. We feel that over the years past Santa Maria II boards have done a good job at maintaining the complex but have become increasingly frustrated over the inconsistent and lack of communication between the Board and respective owners of the complex. In my opinion, the past boards have been haphazard and inconsistent in their communication of information with the owners, and moreover, there appears to be rules and procedures in handling issues which are being overseen and need to be established and maintained. I understand that each owner has their own reason for owning in Santa Maria, and may or may not want to actively participate in meetings, but believe that we have a equal right to know and understand what is going on at the complex, and to have communication that is transparent, clear and concise, and most importantly timely in nature. It is unfortunate that with all the technology that is available today that this has not happened at Santa Maria II. In my view this is an extremely easy task to embark upon, and if elected will endeavour to significantly improve this communication to Santa Maria II and provide owners with current, useful and relevant information with the view that through this increased communication we would see more involvement in meetings and matters dealing with the complex.

I have over 30+ years of experience in Operations and this has given me opportunities to learn how to communicate in a timely and appropriate fashion. I believe that communication and transparency are exceedingly important so that everyone is aware and involved which, in the long run, will only enhance owners' investment. In this day in age utilising the technology there is no excuse for not disseminating information on a regular basis.

---

My name is Johnny Faenza. I have served as Vice President of the Board of Directors at Santa Maria II for the last two years. During my term, I have worked with my fellow Board members to accomplish several projects at the direction of the Board. I am the only Board member who is a full time, permanent resident at Santa Maria II. I am involved on a daily basis with owners, and with guests, providing assistance and information regarding various situations that arise.

I would like to have the opportunity to continue to serve as a member of the Board, in order to keep Santa Maria moving forward through further development, restoration and preservation.

Thank you for considering me and I would appreciate it if you would give me your vote in the upcoming election.

Sincere thanks,

Johnny Faenza

---

My name is Ron Reibling. I'm married to Ronda Reibling, we have 4 married children and 6 grandkids under 5. I'm sure many of you have met a few of them over the past years. We have frequented the area for over 20 years and a few years back decided to buy at the fabulous Santa Maria. We now currently have 3 units and bring all the family as often as possible. I have added my name to the list of nominees and I'm willing to help continue to make Santa Maria the best property on the island.

**Ron Reibling**

# Santa Maria Master Association, Inc.

---

C/ O Paragon Financial Services, 8280 College Pkwy #203, Fort Myers, FL 33919

## Santa Maria Master

December 23, 2021

### “SECOND NOTICE OF ANNUAL MEETING”

Dear Owners:

On Tuesday, January 25, 2022 at 11:00 AM the Annual Meeting of the Association will be held at the Ft. Myers Beach Library, 2755 Estero Blvd. Third Floor, Ft. Myers Beach, FL 33931.

This year again we will also be using Zoom. To join Zoom use this link or call in by phone.

<https://us02web.zoom.us/j/9392665513?pwd=cElqWVQ2WkQ3dWFLRIN5SU9JS1FqUT09>

Meeting ID: 939 266 5513

Passcode: 5299

Dial in: (646) 558-8656 (New York)

(312) 626-6799 (Chicago)

Enclosed is a limited proxy for the Master to sign and return before the meeting. This is in addition to your building SM1 or SM2 proxy. We suggest you print the proxy, fill out and sign it. Then either scan or take a picture of the proxy and email it back right away. You can also do markup PDF and save the printing. It is very important that we establish a quorum. Please fill it out even if you plan to attend the meeting. Email it so that we can ensure a quorum before the meeting. If we fail to have a quorum, we cannot hold the meeting.

Sincerely,

The Santa Maria Master Board

# **Santa Maria Master Association, Inc.**

---

C/ O Paragon Financial Services, 8280 College Pkwy #203, Fort Myers, FL 33919

## **ANNUAL MEETING** **BOARD OF DIRECTORS MEETING** **AND ELECTION OF DIRECTORS**

**January 25, 2022**

**11:00 AM**

**Ft. Myers Beach Library**  
**Third Floor**  
**2755 Estero Blvd.**  
**Ft. Myers Beach, FL 33931**

### **AGENDA**

1. CALL TO ORDER
2. CERTIFYING PROXIES – DETERMINATION OF A QUORUM
3. PROOF OF NOTICE OF MEETING
4. NEW BUSINESS:
5. OWNER COMMENTS
6. ADJOURNMENT

### **BOARD ORGANIZATIONAL MEETING UPON ADJOURNMENT OF ANNUAL MEETING**

1. CALL TO ORDER
2. NEW BUSINESS:
  - A. APPOINTMENT OF NEW BOARD MEMBER
  - B. ELECTION OF OFFICERS
3. OWNER COMMENTS
4. ADJOURNMENT

# Santa Maria Master Association, Inc.

C/ O Paragon Financial Services, 8280 College Pkwy #203, Fort Myers, FL 33919

**SMM**

## LIMITED PROXY

The undersigned, owner of Unit No. \_\_\_\_\_ (SM1 or SM2) please circle one, in **SANTA MARIA MASTER CONDOMINIUM ASSOCIATION, INC.**, appoints \_\_\_\_\_ or, if left blank, the Secretary of the Association, as my proxy holder to attend the annual meeting of the members to be held **on the 25<sup>th</sup> day of JANUARY, 2022, at 11:00 a.m., at FT. MYERS BEACH LIBRARY, THIRD FLOOR, 2755 ESTERO BLVD, FORT MYERS BEACH, FLORIDA 33931.** The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that proxy holder's authority is limited, as indicated below:

**GENERAL POWERS** : You may choose to grant general. Check "General Powers" if you want your proxy holder to vote on other issues that might come up at the meeting, in addition to the limited proxy, if required.

\_\_\_\_\_ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

**LIMITED POWERS**) By my signature below, I hereby specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters, as indicated below:

**THIS PROXY IS ONLY TO ESTABLISH A QUORUM FOR THE MEETING.**

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Print Name

Date \_\_\_\_\_

## Substitution of Proxy Holder

**(This Section to be used only if the person to whom you assign your proxy cannot attend the meeting and that person assigns the proxy to someone else to vote on your behalf.)**

The undersigned, appointed as proxy holder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above.

\_\_\_\_\_  
Proxy Holder Printed Name

\_\_\_\_\_  
Proxy Holder Signature

\_\_\_\_\_  
Date

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**