

# SANTA MARIA MASTER CONDOMINIUM ASSOCIATION, INC.

## 2022 Annual Meeting

**DATE:** January 25, 2022

**TIME:** 11:00 AM

**LOCATION:** Fort Myers Public Library, 3<sup>rd</sup> Floor Conference Room, Ft. Myers Beach, Fl. 33931

**1. Calling the meeting to order:**

a) The meeting was called to order at 11:03 AM by Jeff Langer, President.

**2. Determination of a Quorum / Certifying of Proxies**

a) Board members present included Jeff Langer, Roger Burch, Rick Mindemann, and Vern Barker and President Jeff Langer verified a board quorum. Vern Barker confirmed that 60 proxies were returned by SM 1 and 2 owners and owner quorum was verified and established. Owners present or on Zoom included #108 / Building#1, and #'s 101, 103, 104, 109, 204, 206, 207, 213, 301, 303, 307, 308, 312, 313, 401, 403, 412 / building #2

**1. 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.

**2. Presidents Report:**

a) President Jeff Langer reported that while self-management has worked well during 2021, the majority of work is being done by a small group of board members and is not sustainable. The board has interviewed a potential CAM to start on a part-time basis, and would slowly start transitioning work load over to determine if arrangement is suitable for Santa Maria.

**3. New Business:**

a) Property Grounds – The current state of the grounds has been improving  
b) Pool Leak / Pumps – The discovery of a leak in the pool required immediate repairs, and large water bill was incurred before completion of repairs. Negotiations with city resulted in a credit back for \$2,300. Additionally, there were several pool/spa pump outages requiring repairs and some pump replacements.

c) Building #1 Grill Deck – The railings on the deck required replacement and

# SANTA MARIA MASTER CONDOMINIUM ASSOCIATION, INC.

both maintenance, board, and owner personnel worked to install new boards.

- d) Fire Hydrant – The fire hydrant near the south lot line was moved across the drive, and a new hydrant was installed at no additional cost.
  
- e) Centurylink High Speed Internet – The change has been very positive, and the board is exploring expanding outdoor accessibility to include boat slip access.
- f) Pool Fence Damage – Palm tree blown down on fence and determination that original fence is now “out of code”, along with gates. The board will review 3 bids for total replacement, along with reviewing future access options, and hours of operation.
- g) Landscape Update – The board has gotten bid from landscaping company to deliver and spread new landscape rock, and mulch will also be purchased to spread around base of trees.
- h) Housekeeping Update – The new housekeeping supervisor, Barb is performing well so far, and board had to replace floor cleaning machine.
- i) BBQ Grill Replacement – The board will continue to replace old units with the same new units due to modest cost.
- j) Estero Blvd. Road Project- Due to the new height of main road and sidewalk, the entrance will be repaved to modify the grade for easier entry/exit, along with new curbs. After project is totally done, board will work to redo landscaping along property facing road with \$4,000 from easement agreement.
- k) Seawall Reconstruction Project – The approved engineering plans have been submitted to 7 contractors for bids, and 3 responses so far. There are different opinions about how to best complete repairs. The permitting will take 6-8 months and construction will be a year or more, and pricing continues to increase from preliminary prices ranging from \$700,000 to \$1.4 million.

## 6. **Owner Comments:**

- a) Owners in attendance discussed several aspects of the new business reports.

## **Adjournment:**

- a) A motion to adjourn the meeting was made at 11:44 AM by Mr. Langer, and the motion was seconded and passed unanimously. Meeting was adjourned.

## **ORGANIZATION MEETING**

1. Meeting was called to order at 11:45 AM by Jeff Langer, President

# SANTA MARIA MASTER CONDOMINIUM ASSOCIATION, INC.

2. Election of Board Members – Jeff Langer made the motion to maintain current board members positions, with Jeff Langer – President, Roger Burch - Vice-president, Vern Barker – Secretary and Rick Mindemann – Treasure, The motion was seconded and unanimously consented.
3. Adjournment of Meeting – With no further business, Jeff Langer made a motion to adjourn the meeting, seconded by Roger Burch, and with unanimous consent, the meeting was adjourned at 11:50 AM.