

# SANTA MARIA II ASSOCIATION, INC

## 2022 Annual Meeting

**DATE:** January 25, 2022

**TIME:** 10:00 AM

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

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

- a) The meeting was called to order at 10.02 AM by Mel Bemis, President.

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

- a) Board members present or in attendance included Mel Bemis, Rick Mindemann, Johnny Faenza, and Vern Barker, and board quorum was established. Secretary Vern Barker certified 42 proxies and verified an owner quorum was obtained via proxies and personal attendance. The owners present or on Zoom included #'s 101, 103, 104, 109, 204, 206, 207, 213, 301, 303, 307, 308, 312, 313, 401, 403, 412

**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. New Business:**

- a) Mel Bemis reported that the board has been working together well as a self-management team, but agreed that this is a temporary situation
- b) Board Election – Vern Barker presented the results of the Election Buddy vote for new board of directors, and that Mel Bemis, Rick Mindemann, Johnny Faenza, and Vito Benetti received the most votes and are hereby elected to the 2022 board. Vito Benetti received the least number of votes of board members elected and will therefore fill out the remainder of Mike Carbone's 1 year term. Ron Reibling received the lowest number of votes and was not elected to the board
- c) Treasurer's Report – Rick Mindemann reported that \$36 thousand + in checking account as of yearend. He also reported another 25% increase in insurance quote and will be staying with same insurance company and will be borrowing \$125,000 from reserves to pay insurance premium and will be paid back over 11 months from quarterly fees.
- d) Mel announced that the board has reviewed quotes on building painting, and signed a contract with Florida Painters, Inc. Johnny Faenza gave a brief overview of the exterior and interior spaces that will be covered under contract and the time frame for completion.

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3. **Owner comments:**

- a) Vern Barker read a letter from owners John and Valerie Markell / Unit 416, expressing concerns about accountability of renters and condition of property. There was general discussion among attendees, including possible changes of renter length of stay, publishing current rules of regulations, imposing fines, and opting out of the FMB Rental Ordinance program. The board will revisit all related matters, and the hiring of a new part-time CAM could be an asset in working with board to addressing this matter

7. **Adjournment:**

- a) Mel Bemis made a motion to adjourn meeting at 10:42AM, and it was seconded and seconded by Rick Mindemann, and with unanimous consent, the meeting was adjourned.

## **Organizational Meeting**

1. **Calling the Meeting to order** – Mel called the Santa Maria II Board of Directors organizational meeting to order at 10:45AM
2. **Election of Officers** – Mel indicated that board will choose to have a separate meeting within the 15 day guidelines in order to elect the 2022 officers.
3. **Election of Board of Directors to Santa Maria Master Board** – Mel made the motion to designate Rick Mindemann and Vern Barker to serve on the Master Board, and was seconded by Vern Barker, and was approved with unanimous consent.
4. **Adjournment** – Mel made the motion to adjourn the meeting, and was seconded by Rick Mindemann, and was approved with unanimous consent, and therefore the meeting was adjourned at 10:50AM.

**Respectively submitted:**

**Vern Barker, Santa Maria II Association Secretary**