

Santa Maria II Association, Inc.

7317 Estero Blvd., Ft. Myers Beach, Florida 33931

February 15th, 2022

Dear Santa Maria Owners,

I want to first take this opportunity to introduce your 2022 Santa Maria II Board of Directors Association team that were voted in at the recent annual meeting election:

- President – Vern Barker
- Vice-President / On Site Board Representative – Johnny Faenza
- Treasurer / Financial Advisor – Rick Mindemann
- Secretary / Communications – Vito Benetti
- At Large / Rules & Regulations Advisor – Mel Bemis

Secondly, the board would like to bring to your attention some important matters that will be impacting Santa Maria II owner's property usage this coming calendar year:

1. **The Painting of the 7317/7327 Buildings** – The board has awarded a contract to Florida Painters, Inc. for a comprehensive painting of both the exterior and interior spaces. This will begin in early spring with the painting of the metal roof and eaves, and transition to the exterior walls, lanais, and then to the interior spaces. This will include work on floors, walls, doors, stairwells, etc. that will commence in June. PLEASE NOTE – OWNERS AND OWNERS WHO RENT – You can expect periodic disruptions related to condo access, under building parking and other interior spaces as the painting proceeds. Florida Painters, Inc. will provide an informational website for owners on timelines, and the board also be notifying owners of these timelines via email and website, and we apologize for any inconveniences.
2. **Santa Maria Pool Deck Fence and Gates** – Earlier this year during a windstorm, a Royal palm tree collapsed on a section of the pool fencing, requiring replacement. Upon further inspection, due to the condition of the existing fencing and gates, and current building codes, it has become necessary to replace the entire pool fencing and the two gates. The Master Association will be letting a contract for this project, and we currently expect this project will also happen in early to mid-summer, with a 10 day to 2-week completion timeline. PLEASE NOTE – OWNERS AND OWNERS WHO RENT – This project will require that the pool WILL BE CLOSED during construction, including the

pool house and spa, and no access will be allowed. The board will also be notifying owners of this timeline via email and website.

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3. **Changing of Pool / Building Access Codes** – As a result of the pool fence and gate changes outlined above, there will be a new “access” system for the pool gates. Details will be released as we move forward. In addition, since the security access code for the 7317 and 7327 buildings has not been changed in over 7 years, entry access codes for the lobby and all stairwells will be updated, and details will also be released later this year.

4. **New Santa Maria Bicycle “Corral”** – The board is aware that bicycle usage is increasing among both owners and renters, including significant increases in electric bikes, scooters, golf carts, etc. The current bicycle storage area on the south end of the building 7317 is now inadequate, and bikes have been seen being stored in multiple common spaces. This activity is in violation of current condo document requirements, as well as fire marshal guidelines that common spaces remain clear and uncluttered. Therefore, a new bike “corral” will be established in an adjacent space to the current location and new bike racks to accommodate both regular bikes, E-bikes, scooters, etc. will be installed. The board will require that all owner bikes not in storage units and all transient rental bikes be placed in the corral. Individual property security devices/locks are encouraged.

Lastly, the board would like to discuss matters related to the general overall use of Santa Maria II by both owners and renters. Due to many factors including recent increases in the turnover of condos, increased rental utilization, and an increase in complaints related to these and other occurrences, the board will be reviewing and analyzing original condo documents, by-laws, and rules and regulations that govern our general day to day management. In particular, the board will be analyzing the current relevance of long-established guidelines, and may be taking action including but not limited to:

- *Changing and/or updating of current condo documents, by-laws, and rules and regulations by both board action and legal representation*

- *The engagement of legal representation where needed to address matters relating to serious violations of current condo documents, by-laws, and rules and regulations*
- *Increase monitoring and enforcement of existing condo rules and regulations*

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Going forward, this board has adopted a “zero-tolerance” approach to future violations that occur related to, but not limited to, some of the following recent issues:

- *Condo Ownership Change and non-adherence to Section 40 of the Condo Documents requiring board approval of all sales and Estoppel release*
- *Parking of vehicles not allowed in the outside common parking areas*
- *Smoking in common building and pool areas outside of the designated areas*
- *Excessive noise generated by both owners and renters*
- *Placing of miscellaneous items in common walkways*
- *Overcrowding of common areas such as the pool or spa*
- *Rental violations occurring due to non-adherence to current Santa Maria II Rules and Regulations, by both owners and/or contracted local and online rental agencies.*

Your Santa Maria II Board of Directors team strongly recommends that both new owners as well as veteran owners take the time to revisit your Santa Maria Condo Association declarations, by-laws and associated exhibit documents. We are also including with this communication a copy of the current general Rules and Regulations for your review and future reference. Owners are also encouraged to utilize the Association website (see access information below) for updates, needed forms, etc. We look forward to the positive developments happening here in 2022. As always, owner communication is welcomed by any of the board team members.

Best regards,

Vern Barker / President and your Santa Maria II Association Board of Directors Team

Santa Maria Website: www.santamariafmb.com

Website Username: SM33931

Website Password: ownerFMB

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Rules & Regulations

Quiet Enjoyment

1. Observe the quiet times from 10 PM to 8 AM. Use conversational level voices.
2. No loud talking or running in the atriums or walkways
3. Children under 12 years of age must have adult supervision at all times.
4. No electronic devices emanating loud music are allowed, headsets are recommended.
5. Elevators are to transport people and goods, not a toy for children.

Common Areas

1. No bicycles, scooters, skateboards of any configuration (non-electric or electric) are to be used on the condo owner floor walkways, elevators, lobbies, or pool deck.
2. Walkways and common areas must be kept clear of any personal items. If you drop or spill something, clean it up. If you see something damaged, let an owner or employee know.
3. No animals are allowed in buildings or residential units except for certified service animals (documentation required on file with Association).
4. No smoking devices of any kind or vaping in the buildings, walkways, atrium, pool deck or grilling decks.

Security/Keys

1. Keys to the buildings, condo units, storage lockers, and keypad codes are the responsibility of the owner.
2. Do not share the building or pool access security codes.

Parking Rules

1. Park cars only in designated areas.
2. No recreational vehicles, mobile homes, or utility trailers are allowed.
3. Boat trailers can only be placed at the southeast corner of the property in the grass. Limit one per owner. Register them with Santa Maria Master Association or its agent.
4. Association property is residential in nature, so no commercial vehicles larger than a utility van are allowed and required to park in marked lot at the southeast end of the property. Only daily parking for providing owner services is allowed unless with prior consent of the Santa Maria Master Association or its agent.

Pool Rules

1. No lifeguard is on duty. Swim at your own risk.
2. The pool is for use by Santa Maria owners, guest, or tenants only. (40 person limit)
3. Children under 12 years of age must have adult supervision in the pool at all times.
4. Pool hours are sunrise to sunset and strictly enforced. No night swimming.
5. No food or glass in the pool, pool deck, or the spa areas per Florida statutes.
6. Shower before entering the pool. Showers are located on the north side of the pool bathroom building.
7. No inflatables or floatation devices larger than 3 feet in diameter.
8. No pets are allowed on the pool deck or spa areas except for certified service animals.
9. No running on the pool deck or spa areas.
10. No diving into the pool.
11. Infants who are not potty trained must wear appropriate swim diapers.
12. When you are done in the pool area, clean up after yourself and leave the pool furniture where you found it. Put down and tie the table umbrellas.

Hot Tub/Spa Rules

1. No lifeguard is on duty. Use the spa at your own risk.
2. The spa is for use by Santa Maria owners, guests, and tenants only.
3. Spa hours are sunrise to sunset, strictly enforced. No night use.
4. Children under 12 years of age must have adult supervision.
5. Shower before using the spa. Showers are located on the north side of the bathroom building.
6. Pregnant women, small children, people with health problems and people using alcohol, narcotics, or other drugs should not use the spa without consulting a doctor.
7. Maximum number of people in the spa is 6. Maximum use is 15 minutes.
8. Turn off spa jets when you are done.
9. When you finish using the spa, clean up personal items.

Garbage/Trash

1. Place recyclables in the designated blue containers located in the trash rooms at the end of every floor of each building. Recycle paper, glass, metal cans, plastics 1-7, and cardboard. NO PLASTIC BAGS.
2. All garbage must be bagged and placed down trash chutes located in the trash rooms at the end of every floor. Double bag meat and seafood.
3. Break down cardboard boxes and place them next to the recycle bins.
4. Large trash items can be placed in the ground floor trash room in each building.
5. If you hire a contractor to do remodeling work in your unit, make sure they are aware that all items removed, like cabinets, appliances, flooring, etc. and excess construction materials must either be placed in the ground floor trash bins or removed off-site.

Grills/Gazebo

1. Make sure the gas controls for the grills are turned off and the valve in the gas line is turned to the 90-degree position.
2. Please clean the grills after you are done cooking.
3. Clean the gazebo area when you are done. Replace furniture where you found it.

Revised 2/2022