

SANTA MARIA MASTER CONDOMINIUM ASSOCIATION, INC.

DATE: March 15th, 2022

TIME: 9:30 AM

LOCATION: Santa Maria Condo Assn. Gazebo, Ft. Myers Beach, FL 33931

1. **Calling the Meeting to Order** – The meeting was called to order at 9:30 AM by Jeff Langer, Master President
2. **Determination of a Quorum** – Board Members Jeff Langer, Roger Burch, Vern Barker, and Rick Mindemann were present, and therefore a quorum was established
3. **Proof of Meeting** – President Jeff Langer certified that meeting notices were posted in lobbies of both buildings in accordance with Florida statutes, and on the Association website
4. **New Business**
 - a) **Replacement of Pool Fence / Gates / Access Controls** – Board Member Vern Barker presented bids on pool fence and gate replacement from TPI Aluminum Specialties (\$79,000), Superior Fence & Rail (\$40,000), and Tropical Fence (\$40,500). The TPI bid was excluded due to high cost, and Superior Fence was excluded due to inability to build custom extrusion gate design. Jeff Langer and Vern Barker visited the Tropical Fence facility and toured their materials site, their custom extrusion department for manufacturing custom arch gate, and saw example of Mag-Lock system that would work with their design. Jeff Langer made a motion to accept the bid from Tropical Fence, Roger Burch seconded, and accepted by unanimous consent of board. Vern Barker also presented bid from Diamond Access Technology for new wireless access system using Mag-Lock gate mechanism (like SM II lobby system). They offer options of keypad access, key fob access, and cell phone access. Jeff Langer made a motion to accept the bid from Diamond Access Technology, Vern Barker seconded, and accepted by unanimous consent of board.
There was general discussion by board and owner present regarding preferred access system, and the general consensus was that keypad access is desired at this time.
 - b) **Pool Bathrooms / Partitions and Doors** – Jeff Langer reviewed that new sinks and faucets have already been installed and time to replace deteriorating partition walls. Leslie Mindemann obtained 5 bids and presented details on 3 top picks, Total Bathrooms (\$2,778), Fast Partitions (\$2,389 + \$200 delivery), and Sany Metal (\$2843 + \$75 delivery). These quotes were for solid plastic panels with 32” and 24” door entry. After consideration of schematics, response, lift gate delivery, and warranty,

Fast Partition was recommended. Jeff Langer made a motion to accept bid from Fast Partition, Roger Burch seconded, and accepted by unanimous consent of board.

(However, after the meeting and upon further evaluation, it was recommended to negate the recommendation for Fast Partition and award the contract to Total Bathrooms).

- c) **Estero Beach Road Project / Santa Maria Entryway and Landscaping** – Jeff Langer indicated that now that project is completed, landscape committee can begin process of coming forward with recommendations on new landscaping for entryway and property facing sidewalk and road and using the \$4,000 allowance. There was discussion on hiring master planner, as well as deciding what current landscaping should be kept or removed. The consensus was for Master Board and landscape committee members to inspect area after meeting to discuss options and committee would present recommendations in the very near future

 - d) **Commercial Vehicle Parking** – There was discussion about what is allowed and not allowed regarding vehicle parking and current issues that have been brought to board's attention. Jeff Langer made a motion to discuss the matter with association attorney, Rick Mindemann seconded, and accepted by unanimous consent of board.
5. **Owners Comments** – The floor was opened to owners' comments which included discussion about:
- a) Umbrella Bases at Pool – replacement of deteriorating bases with new ones
 - b) Pool Bathroom Entrance – Replacement of entrance wood with composite material
 - c) Reserve Funding – discussion about updating the reserve fund budgets in relation to recent outlays of monies for pool fence / gate, etc.
 - d) Communication between owners – The Santa Maria website currently does not allow owners to communicate back and forth. There were several suggestions about how to facilitate this, including creating a Facebook page for Santa Maria owners.
 - e) SM II Lobby furniture – A thank you was expressed to Wally and Sharon McPhail for the new seating materials for the chair and couch in the lobby of SM II building
6. **Adjournment** – There being no further business, a motion was made by Jeff Langer to adjourn the meeting, Rick Mindemann seconded, and approved by unanimous consent of the board. The meeting was adjourned.