

SANTA MARIA II ASSOCIATION, INC.

Board Meeting

Date: April 7, 2022

Time: 11:00 AM

Location: Pool Gazebo Deck, Santa Maria II Condominium Area

1. Call to Order:

- The meeting was called to order at 11:03 AM by Vern Barker, President.

2. Determination of Quorum:

- In-person Attendees: Vern Barker, President
John Faenza, Vice President
Rick Mindemann, Treasurer/Financial Advisor
Mel Bemis, Member at Large/By-law Rules & Regulations Advisor
- Zoom: Vito Binetti, Secretary/Communications Coordinator

3. Owner Attendees:

- In-Person
W. McPhail (406)
J. Carbone (305)
S. Faenza (401)
T. Gray (403)
L. Mindemann (213)
L. Weber (415)
D. DeEva (representative for 100, 102, 402)
- Zoom
J. Lucerne (417)
T. Johnston (312)
R. Johnston (313)
C. Luongo (113)
J. Langer

4. Proof of Notice of Meeting:

- **Vern Barker** certified that notices were posted in Buildings 7317/7327 Estero Blvd., on Association website, and emailed to owners, in accordance with Florida statutes.

Old Business

5. Board Member's report

- **Vern** informed bike storage is complete along with signage. Landscaping along building II is complete thanks to all volunteers. The elevators have new directories with staff, general information, and calendar of events.

6. Sign-Off of Condo Sales:

- **Vern:** The board has signed off on recent sales. There were previous oversights from P&M Management regarding condo sale approvals; P&M never informed the Board when sales were in process. Vern assured the owners that the Board has everything back on track and, moving forward, the process for approval of condo sales will be reviewed by the Board.
- **Vern :** 109/413 have sold made a motion for approval, all board members were in favour.

New Business

7. Amendments/Changes to Exhibit C - Rules and Regulations document

Vern informed the owners that the Board has the right to amend and/or change the rules. The Board is reviewing Exhibit C to try and modernize the rules.

Property Manager Consideration

Vern In 2021 the Board informed the owners that, as a temporary measure, they decided to enter into a self-management model since P&M Management oversights of the complex was substandard. The self-management model was a large undertaking for the Board, so it decided to look for a Property Manager. There were two companies that provided a very detailed report of their services, i.e., Sandcastle and Infinity. As both companies supplied a very thorough report for their services, Vern felt that Infinity would be the better fit, mostly from a cost perspective. He then opened the floor to the Board members for their thoughts.

- ❖ Mel, John, and Rick were in favour of Infinity.
- ❖ Rick indicated Paragon Services will still oversee the financial services, and he will continue to oversee payroll.
- ❖ Vito was not in favour of a project management company, stating we did not budget for one in 2022 and since the Board members have done all the hard work up to now, to hand it over to a PM that is not budgeted isn't a good idea.
- ❖ Vern motioned to choose a Property Manager.
- ❖ John seconded the motion.
- ❖ Rick, Mel agreed.
- ❖ Vito abstained.

Opt-Out of Ft. Myers Beach Rental Oversight Program

Vito briefly reviewed the Opt-Out attachment, stating that the Board has everything in place that is required from the Town to opt out. If a property manager was introduced, they would oversee issues relating to the complex as well. The cost to be in this program has gone up substantially since inception, with no end in sight as the Town can continue to increase fees at their discretion. There would be no reason to continue being part of this program.

- ❖ Vito motioned to opt out of the short-term rental program.
- ❖ Rick seconded the motion.
- ❖ John agreed.

❖ Vern and Mel abstained.

Vern announced the Santa Maria II would be opting out of the Short-Term Rental Program.

Painting Project

John reported that the Board will not pursue painting all the lanais. If an owner decides they want to paint their lanai, they will opt in once they receive an email from the painting company. The painting company will be emailing all owners in the future for their decision. Screens can also be replaced at the owner's expense. Floor was opened for questions.

Q. **T. Johnston (312)**: Did the initial contract state that the lanai would be painted? Since the structural safety of the building is in question and if they don't get painted, how long will it be until we paint them?

R. **John**: The contract will be amended for each owner to have the option to paint their lanai; it will be paid by the Association. If you decide you want to have your screen changed, it will be at the owner's expense.

T. Johnston: I don't agree with your leaving it up to the owners. If the owner above me decides they don't want to paint/caulk their lanai and it leaks into my unit below, how is that fair?

R. **Mel**: If a unit leaks from above to your unit, the insurance covers it.

R. Johnston (313): I suggest the Board reconsider their decision to have the owner choose if their lanai should be painted. Every lanai should be painted/caulked because leaks will occur eventually. This should not be left up to the owners, it could be years before they get caulked/painted by then it's too late.

C. Luongo (113): If we are going to change rules, I would like you to look at rules 1 and 9. I have concerns with the paving company constantly parking their trucks and making noise in the morning.

Vern: The Board will consult legal advice to change any rules/regulations. As for the paving trucks they are no parking on property they taken their business away from Florida.

Q. **J. Lucerne (417)**: Is the board looking into updating a reserve study and budget, and have you looked at what the number will be for the special assessment?

R. **Rick**: We will be looking at the second quarter numbers as well as possibly doing a reserve study, and there will be a special assessment.

J Lucerne: It's important we have a reserve study to understand where we stand; inflation is very high, and our present numbers can't be accurate.

Motion to Adjourn

Vern motioned to adjourn the meeting at 12:19 PM .