

Santa Maria Master Association, Inc.

Infinity Property Management Firm, LLC
10915 Bonita Beach Road, Suite 1131
Bonita Springs, FL 34135
Phone (239) 672-8800 * Fax (941) 313-7182

Date: Monday, Nov. 7, 2022
Time: 7:30 p.m.
Place: Zoom Conference Call

Board Meeting Minutes

Call to Order/Establish Quorum:

The meeting was called to order by Jeff Langer at 9:30pm. Board members that were in attendance were, Jeff Langer, Roger Burch, Rich Mindemann, Vern Barker, and Manager Marquita Green was also in attendance.

Proof of Notice:

The meeting notice was emailed out to all residents' accordance with Florida State Statute 718.00.

New Business:

- Building I status - has no power yet. Water and limited wifi is available. Ground floor is all cleaned up. Elevator may be months before getting up and running.
- Building II status - has power, water and internet. Cable TV is still being worked on. Elevators unknown. There was a meeting with Management and a list of all things that need to be done was created.
- Master- The basic cleanup of the grounds has been done in a massive way. Gazebo and Grilling Decks were destroyed and have been removed. The Pool House has no power yet and because everything was under water, everything needs to be replaced. Thus, there are no pumps or filters for the pool and spa. Storm water has been sitting in the pool and spa for over a month and was black with debris and smelled awful. For over a week Jeff Langer and many volunteers have worked to cleaned out the mess including 3" of mud, sand and debris at the bottom. This is just to stabilize it. Water level is being maintained with our irrigation well pump which was jury-rigged and a trash pump that is used to remove the silt and mud. Volunteer owners have been cleaning the pool area by shoveling sand and mud, sweeping and power washing. The new fence was badly damaged and will have to be mostly replaced. Temporary fencing is being ordered to secure the pool area. The bathrooms will have to be cleaned out and assessed. There is damage to the pool house pump and sauna rooms. Both will have to be gutted. In addition, there is some roof damage on the pool house.

The landscaping had a lot of stress. Some palm trees did not survive and some will not survive. A lot of the bushes are dead and will have to be removed. The lawn is half dead, and now has some ruts from the clean-up tractors driving on it. There are rocks from the landscape beds everywhere and lots of little debris still left on the lawn. The landscaper has been out and is sending his guys to remove dead bushes and evaluated potential for mowing. Irrigation will need to be fixed before any new plantings can be done.

- Insurance-Rick and Johnny met with the Flood and Wind Adjusters. The Flood policy covers buildings I and II only. There is no flood on the Master because of elevation. However, there is some wind coverage on the Gazebo, and much less on the Pool house.

For individual owners the adjusters suggested that the owners file with their homeowner's insurance. It will be many weeks or more before a reply is given with a report. It may take a year or better before things can be covered.

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- The clean-up and repairs are costing us a lot of money. A discussion with the accountant included borrowing from reserves, special assessments, and other means. The annual budget meeting next month will focus on that.
- The Fire suppression pump system was damaged. It is about \$60,000 for repairs and a 4-to-5-month lead time on replacement. Currently there is no Fire protection on the property. No non-owners may stay on the property because it is not safe. The temporary occupancy allowance for owners can be revoked if the guidelines are not followed. No renters or children are allowed. All owners are welcome to come and assist with the cleanup.
- Owner Questions-
 - Elaborate on the Power? Building I, has no power. All the meters were on the ground floor and flooded. The goal is to have the building up and running asap for owners to come down. Thus, each item will have to be cleaned and tested short term. However, the whole electrical room will need to be rebuilt with all new parts.
 - A/C repairs? Will there be someone onsite to assist with letting someone in the units? Yes, Jeff Jones or a board member onsite can help. We did have Cape Cooling assess all the units after the storm.
 - It was suggested that owners could come down and assist with clean up with any and all equipment that you can bring. Landscaping? Lee Lawn is ready to begin. There are still wet spots. They will be out to remove all dead bushes.
 - Trash Service? It has begun and was picked up today. There are only 2 dumpsters onsite.
 - Mail? No not for a while. Are the mailboxes salvageable? It may lean on economics of replacement compared to rekeying. This is for II and is still being looked into. Todd the Anytime locksmith was spoken too and will be inspecting them, and will provide an estimate. It could be 6 months before we get mail on the island.
 - Palms that are coming down, will they be replaced? A landscaping committee will make the decision on this.
 - Can the parking lot be swept? A power sweeper will need to be hired.
 - Cars and boats when will they be removed? These are on the owners to have them removed. The adjusters are behind and it is being addressed.
 - How will the no renters and children be enforced? Since only owners are allowed, it's pretty easy to spot a non-owner.
 - What is going on with the Seawall? Prior to the hurricane 3 contracts were obtained. They will be contacted to revisit the cost. For cleanup however, owners have 30 days to do something with their boat, lift and canopy removal items, if damaged.
 - Can a list of items be provided for what is needed? Ed McLeskey and Jeff Langer will take a look and get with Rob Johnston.

Adjournment:

- Motion: Rick
- 2nd: Vern
- All in favor at 8:47