

SANTA MARIA RESORT, II, MASTER and DOCK ASSOCIATIONS, INC

All Boards Meeting Minutes

Date: April 14, 2022

Time: 9:30 AM at the Gazebo

- 1. Call to Order:** The meeting was called to order at 9:33 AM by Jeff Langer- President
- 2. Determination of Quorum:** All four boards were present (SMR, SM2, SMM & SMD).
Attendance: In-person: Vern Barker, Mel Bemis, Johnny Faenza.
Zoom: Jeff Langer, Roger Burch, Vito Binetti, Rick Mindemann, Vito Cirone & Ron Everson
- 3. Owner Attendees: In-Person:** W McPhail (406), J Carbone (305), S. Faenza (401), T. Gray (403)
M. Deb (304), L. Weber (415) -**Zoom:** G. Willie (203) F. Ciano (206),
J. Lucerne (417), R. Johnston (312), T. Johnston (313)
- 4. Proof of Notice of Meeting:** Jeff Langer certified notices were posted in the lobby of both buildings, on Association website, and emailed to all owners, in accordance with Florida statutes.
- 5. New Business: Selection of a Management Company:**

Mr. Langer spoke to the struggles of self-management regarding the amount of work required by board members. He also said that self-management was on a trial basis and a way to could get back control of our expense. The board reviewed two companies, Sandcastle and Infinity. Both companies were more than qualified to take on the tasks of property management. Board members agreed with the decision to hire Infinity Property Management due to their location and cost saving over Sandcastle. Financials and banking will continue with Paragon Financial Services. Mr. Langer opened the floor to any questions.

Mr. Lucerne asked what terms will Infinity be hired for, and will there be any type of a performance score, review? Mr. Langer replied one year contract with 60 day written notice for termination. **Mr. Binetti** suggested a performance review to score the company on a quarterly or bi-annual basis.

Mr. Johnston said in the past we had the ability to terminate a contract in 30 days and suggested 30 days instead of the 60 days. Mr. Langer noted and agreed he would investigate the 30-day termination.

Mr. Langer made a motion that Building 1 (SMR) select Infinity Property Management Firm, Roger Burch seconded the motion; all were in favor and the motion passed unanimously.

Mr. Barker made a motion for Building II (SM2) to select Infinity Property Management Firm, Mel Bemis seconded the motion; 4 were in favor and one against, the motion passed.

Mr. Langer made a motion that the Master (SMM) select Infinity Property Management Firm, Roger Burch seconded the motion; all were in favor and the motion passed unanimously.

SANTA MARIA RESORT, II, MASTER and DOCK ASSOCIATIONS, INC

Mr. Langer made a motion that the Dock (SMD) select Infinity Property Management Firm, Johnny Faenza seconded the motion; all were in favor and the motion passed unanimously.

6. Owners Comments: Tammy Johnston raised concerns regarding an incident she encountered at the pool about the closing time and the enforcement of the times. She also inquired why the pool lights were not on and why are the gates locked at 7PM? Mr. Langer said the pool must be closed at dusk, as per Florida law. The lights and gates were controlled by an old-style mechanical timer that needed to be manually changed to keep up with the changing longer daylight. The new gate access system will be able to adjust with the sun once installed. However, we will look into the current timer settings.

Mr. Johnston asked if we can put a vote to the owners to stay open a little later? Mr. Langer replied yes but the request will have to be addressed at a different Board meeting. **Mr. Lucerene** said that lights and the way we handle problems, needs to be addressed as this is unacceptable. **Mr. Johnston** raised concerns locking the pool before the posted hours is unacceptable, if any changes to rules are going to be implemented a vote must go to the owners as per the Docs. Mr. Burch said that we will investigate the hours of the pool area regarding locks and lights.

7. Adjournment: Mr. Langer made a motion to adjourn the meeting at 10:28AM