

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: Wednesday, February 8, 2023

Time: 11:00 a.m.

Place: Zoom Conference Call

Annual and Organizational Meeting Minutes

Call to Order/Establish Quorum:

The meeting was called to order by Jeff Langer at 11:02am. Board members that were in attendance were Jeff Langer, Roger Burch, Vern Baker, Rick Mindemann. Manager Marquita Green was also in attendance. The required 43 proxies needed to hold an official membership meeting was not met.

Proof of Notice:

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

New Business: Items discussed:

- Building II- has new Board members, Rob Johnston and Vito Binetti who will be the representatives to the Master Board of Directors.
- The front entrance sign had the lighting restored. The contrast of Santa Maria being all lit up verses the majority of the island being dark is a tribute to the hard work of all our volunteers. Most management company have been inundated with hurricane concerns and are not set up to handle all the needs of the community with such devastation. The hard work of the board and volunteers is what made the difference. This is a long process, but our community is coming along.
- Action List - There are about 30 items on a list that are needed to restore the property. Some items are being worked on now and others have yet to be addressed. Volunteers will be needed to help.
- Pool - Once the fence is installed and the pool house is secured, the pool may be able to open. There is some staining. The pool tech said to wait to see what happens over time. The pool has been shocked several times. The pool is 70,000 gallons. It is impossible to get the chlorine levels high enough to make an immediate impact but over time it should fade. Rob Johnston recommended trying granular chorine that sits on the bottom.
- Clean up - Most of the debris has been removed, with a big group assisting with the front alone Estero Blvd. this weekend.
- Landscaping - irrigation must be restored first before installing any plantings. Jeff Jones will have to work through 10 zones to see if the irrigation is working and make repairs.
- Survey- it was sent out to everyone and is asking for all to participate. Committees will be extremely helpful with getting the property back where it needs to be. This includes the look of everything, and what we may want to change. The landscaping committee will review it. It was suggested that the local college be contacted to come out and providing a design for free. Vito Binetti is working on getting three landscaping engineers to give us a cost quote for their services.
- Spa- it is not working currently. There is a leak in the fill tank. The electrician is working on the wiring for the heater

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- Pool Fencing- This should be installed this week. A new locking system is needed. A Board Meeting will be held to discuss and decide.
- Pool House- there are still structural problems where shingles are needed. A metal roof is being looked into to update the look as well. This could go with a matching gazebo as well. Toilet, doors, lighting to name a few things.
- Fire Pump- The engineering report said the water volume is good but needs more PSI at the roof. Building II needs a 1,000-gallon pump. It will be looked into whether we can move the pump to building II on to the second floor in water pump room and the cost of doing do.
- Manatee viewing deck- Looks great. It was jettied back down in place and new supports added.
- Seawall Project- a committee will be formed for this. Some responses have been received. The more the better. If owners have expertise, please volunteer. Vito Cirone will be the Chair.
- Committees- We need to set up committees to tackle all the different projects. Volunteers are needed.

Adjournment @ 11:36am:

- Motion: Jeff
- 2nd: Roger
- All in favor.

Organizational Meeting

Call to Order/Establish Quorum:

The meeting was called to order by Jeff Langer at 11:37am. Board members that were in attendance were Jeff Langer, Roger Burch, Rob Johnson, Vito Binetti. Manager Marquita Green was also in attendance.

President- Vito Binetti

Vice President-Rob Johnston

Treasurer-Jeff Langer

Secretary-Roger Burch

Motion to approve the 2023 Board Members: Jeff Langer

Second: Roger Burch

All are in favor.

Adjournment @ 11:50am:

- Motion: Jeff
- 2nd: Roger
- All in favor.