

SANTA MARIA MASTER ASSOCIATION, INC.
Board of Directors Meeting Minutes
Thursday, August 31, 2023
at 7:00 PM EST

Rob Johnston called the meeting to order at 7:04pm

Quorum was confirmed and those present were Rob Johnston, President – Ed McLeskey, Vice President - Roger Burch, Secretary and Jeff Langer, Treasurer - Steve Harshman with Compass Community Management.

Notice was confirmed it was posted and emailed to owners 48 hours in advance.

Rob provided the property update. He noted the fence line has been completed, bushes planted, sod laid, and calusia planted. The pool house fence was completed, He gave thanks to Jeff Jones and Johnny Faenza for completing this project and securing the pool area.

Rob provided an update and pictures about the latest hurricane (Idalia) damage. There was flooding that came over the seawall and into the parking lot.

Jeff added to the hurricane damage that the pool house experienced electrical issues from Hurricane Idalia. Because of this, the pool pumps are currently not working. This requires a new line that is to be run which has an estimate above 30k. Jeff will attempt to get additional quotes to lower the price. Jeff also noted the Manatee Viewing area was damaged again from the latest Hurricane and will need to be addressed.

Rob discussed the Master Reserves Line Items and mentioned they were underfunded. He asked for volunteers to help with the prework that is underway and explained that there is a lot of work that still needs to be completed from Hurricane Ian before we can consider an Official Reserve study.

Ed provided an update about the expenses related to the hurricane special assessment and what is left to do. He mentioned there is approximately 157k available for the decks and gazebo. Money has been paid out of reserves to pay for some of the hurricane damages and that was being corrected.

Rob discussed that article XII of the Declaration states that common areas need to be repaired and/or replaced “Substantially Similar” to the way it was originally built. Meaning, if the community cannot decide with a clear consensus on which direction to go with the decks and gazebos – then the board will be required to replace with what was there or very similar.

Leslie Mindemann discussed the results of the survey that was sent out. She received 63 responses. The results were not conclusive on the direction how to proceed replacing the gazebos.

Rob asked the board what they thought about the replacement of the gazebos. There was a lot of discussion around this topic.

Gary Marker provided an update regarding insurance. He mentioned the board decided to choose another insurance agent to represent the association. He discussed that a new roof would need to be installed by Dec. 1st to get the best insurance rate. There was some discussion about the insurance agent and the hurricane claim being closed.

Steve provided information regarding the state required milestone inspections and the SIRC requirements. Steve recommended that the association have these completed sooner than later in order to have completed by December 31, 2024. There were questions addressed from the Board and residents.

Rob opened the floor for owner questions and comments.

Rob called for a motion to adjourn the meeting. Roger motioned seconded by Johnny, passed unanimously. Meeting adjourned at 8:51pm.

*Minutes created by:
Compass Community Management*