

SANTA MARIA MASTER ASSOCIATION, INC.
Board of Directors Meeting Minutes
Wednesday July 12, 2023
at 7:00 PM EST

Rob Johnston called the meeting to order at 7:02pm

Quorum was confirmed and those present were: Rob Johnston, President – Ed McLeskey, Vice President - Roger Burch, Secretary - 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 building is much safer and in better condition than 3 months ago. Rob reminded everyone to keep the grills outside on the new patios and not under the buildings.

Ed provided a hardscape update. He has created an RFQ based on Dan Pardi's hardscape design and is sending out RFQ's to at least 3 different types of vendors to obtain pricing. He reviewed the details and the concepts in the RFQ and addressed questions from the Board and residents.

Leslie Mindemann provided an update on the softscape. She discussed there may be a need for additional money above the 20k that is budgeted. She discussed the different options around the property that needs landscaping replacement/enhancing and the bids received. The landscaping committee will continue to look for other opportunities to make the property look better.

Gary Marker provided an update regarding insurance. He shared there was some confusion when the policies were provided and the pool house and the cabanas were incorrect in the policy. Gary provided an update on the overall insurance market for the state of Florida and that many condominiums incurring large increases. Gary answered questions from the Board and residents.

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.

Johnny Faenza, Building 2 President, provided an update building update for Santa Maria 2. The lobby will be enclosed very soon. The AC in the lobby is cooling but there is an issue with condensation which will be resolved after the new doors are installed. The fire safety system is operational and inspections will take place Friday, July 21, 2023. Storage room doors are in the process of obtaining quotes and should be replaced soon. Rob thanked Johnny and Vito for resolving the paint issue which is covered under warranty.

Vito Binetti gave an update on the summer projects for Jeff. Vito will be reviewing the task list and adjusting accordingly. He asked that owners be mindful when they call Jeff during his working hours at Santa Maria it should be only for emergencies. Vito asked that if owners need Jeff's assistance to call after 3:00pm.

Gary Marker discussed insurance for Santa Maria 2. He mentioned insurance companies are categorizing roofs to be old after 15 years. For this reason, he advised that depending on what the quotes look like, the association may want to replace the roof to offset the costs. Rob added comments that estimates for replacement of the roof are underway.

Rob opened the floor for owner questions and comments.

Rob called for a motion to adjourn the meeting. Motion was seconded by Roger and passed unanimously. Meeting adjourned at 8:17

*Minutes created by:
Compass Community Management*