

**SANTA MARIA RESORT CONDOMINIUM  
ASSOCIATION, INC.  
SANTA MARIA DOCK COOPERATIVE, INC.  
Board of Directors Meeting Minutes  
Wednesday, November 8, 2023  
at 4:00 PM EST**

Jeff Langer called the meeting to order at 4:05pm

Quorum was confirmed for the Dock Association and those present were: Jeff Langer, President – John Faenza, Vice President – Vito Cirone, Treasurer - Steve Harshman with Compass Community Management.

Quorum Confirmed for the Master Association and those present were: Jeff Langer, Treasurer – Roger Burch, Secretary – Ed McLeskey, Vice President – Rob Johnson, President - Steve Harshman with Compass Community Management.

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

Vito Cirone discussed the seawall project. He introduced Foster Engineering and the scope of work provided to Foster. The engineering report was provided and shared with Board Members and Committee Members in advance.

Joe and Jake with Foster Engineering went over the slideshow that showed the seawall project in detail. The Board and Committee members asked questions and inquiries during the presentation. Seawall height, length, and construction materials were among the questions. Drainage during events that caused flooding was also discussed. The project will take approximately 6-8 months depending on permits and any unforeseen issues.

Master Association - Rob motioned to move this project to the next step and approve Foster Engineering to move forward to submit plans to begin the permitting process. Johnny seconded the motion, motion passed unanimously.

Dock Association - Vito motioned to approve Foster Engineering to begin the permitting process for the finger docks and the manatee viewing area. Johnny seconded the motion, motion passed unanimously.

Dock Association – Jeff motioned to adjourn the Dock Association portion of the meeting. Seconded by Johnny, motion passed unanimously at 5:40

The Master Association continued to discuss business related to the Master. Rob excused anyone that did not want to participate in the Master.

Rob discussed the budget for the Master and moving items shared by 85 owners to the Master budget. Rick Mindemann mentioned that by moving the expenses from SM2 to Master as recommended by Paragon Financial for items such as water/sewer, janitorial and payroll it will divide the items evenly and help keep the sub associations from exceeding the 500k in revenue which will trigger an expensive audit per Florida Statue. Jeff motioned to move the items to the Master as recommended by Paragon, Rob seconded the motion, motion passed unanimously.

Ed McLeskey discussed the deck and pavilion replacement project. He shared that the quotes provided by TriCounty did not work out and most of the prices drastically increased the cost of the project. There were issues with the site plan which he has corrected. Ed is currently obtaining updated quotes with the vendors that were contacted and so far in line with what was originally proposed. There is still a decision to make between Tiki or Pavilion. Rob tabled the discussion as more information is needed before making a decision.

Rob introduced the proposed the initial work that has started with the Master Reserves and made a motion to formally create the Master Reserve Committee with Ed McLeskey, Bryan Sebak, John Lucerne, John Buzanowski and Rob Johnston as members. Jeff seconded the motion, motion passed unanimously.

The floor was opened for question and comments from the residents.

Jeff motioned to adjourn the Master Association meeting, seconded by Rob, motion passed unanimously. Meeting adjourned at 6:20pm.

*Minutes created by:  
Compass Community Management*