

# *Santa Maria II Association, Inc.*

Infinity Property Management Firm, LLC  
9200 Bonita Beach Road, Suite 206  
Bonita Springs, FL 34135  
Phone (239) 672-8800 \* Fax (941) 313-7182

**Date: Thursday, March 23, 2023**

**Time: 7:00 p.m.**

**Place: Zoom Conference Call**

## **Board Meeting Minutes**

### **Call to Order/Establish Quorum:**

The meeting was called to order by Johnny at 7:08pm. Board members that were in attendance were Mel, Johnny, Rick, Vito, and Rob and Manager Marquita Green was also in attendance.

### **Proof of Notice:**

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

### **New Business: Items that were discussed:**

- Review the Special Assessment for Hurricane Ian Damage to Building II Report Made by Rick Mindemann. Detailed spreadsheet was distributed to all owners and reviewed by Rick as follows:
  - Structural Engineer- A structural contractor looked at damage to the building. They haven't come up with us a number yet but they're working on it now, and that'll be one of the first things that we will get repaired by that contractor. Johnny will be working with them.
  - Lobby-The lobby doors and frames were in disarray. A temporary fix cost us \$5700. Just last week we all met with Precision Glass. We're waiting for an estimate from them, but we do have an estimate from Guardian for \$47,000 for the permanent fix.
  - Locks-The door locking system is being looked at for the structure outside and then on the two side doors. We're estimating the cost will be \$5000.
  - Furnishings and decorations- in the lobby we paid \$3019 so far and we're going to need a new air conditioner for the lobby and the office. Cape Cooling, Bruce Miller and a 3<sup>rd</sup> company come out to estimate.
  - Office Equipment-The cost will be around \$7500 to replace the miscellaneous office equipment. There was a refrigerator in there and several other things.
  - Elevator-The price to fix the elevator is \$30,000. We've already paid them \$15,000 and they should come back and finish the project. We got it working but there's still things to do. We still owe them another \$15,000.
  - Doors-The stairwell doors are now locked. They came out and repaired those and cost us \$1765.
  - Lighting-We purchased 60 lights from Frontier Lighting and along with 18 exit lights, where they flash when the power goes off.
  - Electric-We hired Hall Electric to come in and install RVS lights, they're working on them right now. Their quote was \$4700. We're estimating it will cost another \$2000.
  - Gutter Kings-will do the soffits for \$9500. We confirmed the date on that and they're ready to go.
  - The mailboxes- are installed and ready to go.
  - We had a defibrillator in the lobby before the storm. So, we replaced that, and it cost \$1800.

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- o Landscaping- is to be estimated to do repairs and plants in the atrium and the outside the entrance way. We're going to budget \$7500 for that hopefully with this budget we can bring them in a little bit lower than what they are.
- o Imperial fire- is working on our fire alarm system right now and it was \$40,000. Rob talked to them the other day and there are some other parts that we may need. They're in the process of finishing a project and it may overrun by about \$4000 or possibly more because they had to buy a couple panels. If this passes the property will be monitored for the normal rate of \$30 per month.
- o Painting-The painting we're going to have to touch a lot of stuff up on the ground floor. We can get paint and some of the stuff Jeff can do. We're estimating it at about \$3000.
- o Trash Room-The trash room doors at the end will have to be replaced. Mike Carroll gave us a bid of \$4300, but again we're getting another bid from Precision.
- o Labors-We had some outside labors, and some day workers that we hired off the street just clean things out and do stuff which was just under \$1400.
- o Repairs- are costing \$110,000 without having any money coming in so we were using money from our budget. We've got another \$146,000 balance due on all listed items. \$256,000 is needed to bring this all back together and make it right. A check from the insurance agent of \$133,000 so the assessment that we're asking for this time is \$123,334.64. So, divide that into 61 units and it comes to about \$2021.00 per unit. I do think that as a board we put this together to the best of our ability in trying to save as much money as possible.

- **Motion to pass the \$2000.00: Mel, Second Rob. All are in favor.** Motion passed.

Interest Rate- Information was addressed concerning owners having trouble making payments, and the current interest rate of 18% for the year. In order to change the interest rate, there has to be an owner meeting and vote, because the documents will have to be changed.

- **Motion to pay association fees upon receipt but no interest until May 15, 2023: Rob, Second: Johnny. All are in favor.**
- **Motion to create an insurance committee with the objective to review current payments and in July start working on the association's renewal insurance: Rob Second: Johnny, all are in favor.** The charter will be set over the next 30 days.
- Rob mentioned creating an Ad Hoc, Advisory Committee to better prepare for future natural disasters- This committee would last about a week with owners that are at the property to create a list of things the community needs should there be another natural disaster or hurricane such as properly storing high value items out of harm's way.
- **Motion to Natural Disaster Preparedness Committee as an Advisory Committee: Rob, second: Mel, All are in favor.**

### Owner Comments:

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Owners Andrea Mundt, Tim Gray and Scott Bressler asked general questions about the Special Assessments, Due Dates, Storage Door replacement options and cost (\$1500-\$1600) and general area where all the accumulated Hurricane Information can be stored and accessed by the owners for Insurance Companies, etc.

**Adjournment:**

- Motion: Rob
- 2<sup>nd</sup>: Vito
- All in favor at: 8:12 pm