

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, March 15, 2023
Time: 6:00 p.m.
Place: Zoom Conference Call

Board Meeting Minutes

Call to Order/Establish Quorum:

The meeting was called to order by Robert Johnston Board members that were in attendance were Robert Johnston, Jeff Langer, Roger Burch and Ed McLeskey and Manager Marquita Green was also in attendance. There are 32 owners present as well.

Proof of Notice:

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

New Business:

1. Assign New Board Member to Position on Master Board-
 - a. MOTION: Robert Johnston made motion to add Ed McLeskey to Master Board. Second by Jeff Langer. All in favor. Motion passed. Ed welcomed to the Board.
2. Property Update- If any owners know of items that are in the canal or slips – please reach out to the Board.
3. Pool/ Hot Tub- Company showed up and replaced all the parts. Currently still waiting for the electrician. They are still waiting for the power and the well. Once they come back out it will only take about a day to do.
4. Pool Roof- Asphalt, Metal and Aluminum are being looked at for the type. 4 companies have been looked at, 2 have responded. \$11-\$14,000 is the pricing that is a GAF with a 15-year wind warranty. Metal is a 5-v style and aluminum and will warrant aluminum with special laments that range \$20-25,000. This does not include the repairs to plywood.
5. Review Special Assessment Line-Item Details- Spreadsheet was shared and reviewed with the community. Line-Item details were based on actuals for completed work and estimates for work to be completed.
 - a. MOTION: Motion made by Robert Johnston to assess owners \$5000 per Condo Unit for work detailed in Hurricane Ian Loss Spreadsheet. Motion seconded by Roger Burch. All in Favor. Motion Passed.
 - b. MOTION: Motion to give another 30 days to pay the assessment and waive the late fees: Rob, Second: Jeff. All are in favor. Motion Passed. All owners have until April 15th, 2023.
 - c. Comment-Installation by the company that the material is from by be helpful.
 - d. Question- extending the fence to the curb, is this in the suggested cost? John will come back with a material list. It will cost roughly \$2500.
 - e. Question: Can clarification be given on where the fence will extend? Where it was before.

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Motion to give the landscaping committee \$20,000, Second: Jeff. All are in favor.

Motion to form a landscaping committee- Rob, Second- Roger. All are in favor.

- a. Landscaping Committee Discussion -. Request a budget expenditure of \$15,000. Some landscape designers have been scheduled to come out. After finding a company they are comfortable with they will request a landscape design of 2 or 3 ideas that will cost about \$5,000. This is looking to be done by early summer, install done by fall, and gazebo by next year. Things are being stretched out so pricing is not strained.
- b. Question- extending the fence to the curb – what is the cost? It will cost roughly \$2500.
- c. Question: Can clarification be given on where the fence will extend? To old location near Estero Blvd.
- d. MOTION: Motion to form a landscaping Advisory committee-made by Rob, Second- Roger. All are in favor. Motion passed.
- e. MOTION: Motion to allocate funds to the landscaping committee \$20,000 to cover landscaping in the rfont of property, sign island, fence and hedges and any designs made by Rob, Second: Jeff. All are in favor. Motion passed.

Adjournment:

- Motion: Rob
- 2nd: Jeff
- All in favor at 8:32 p.m.