

**SANTA MARIA RESORT ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**Wednesday July 14, 2023**  
**at 9:30 AM**

Jeff Langer called the Zoom meeting to order at 9:31am

Quorum was confirmed and those present were: President - Jeff Langer, Vice President - Ron Everson, Treasurer/ Secretary - Roger Burch.

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

Jeff Langer introduced Steve Harshman, with Compass Community Management as our new management company. Steve introduced himself and the company to the community.

Jeff provided an update on the status of electricity in the building. He mentioned that there are obvious corrosion issues with the electrical equipment. The whole electrical panel will have to be replaced. We will also be moving the whole electric room up one floor to prevent a flooding issue in the future. Insurance provided 36k to address the electrical issues but in reality, estimates are coming in at 55k to 125k.

The board is pleased to announce that the fire system is working and has been inspected. The fire pump still needs to be replaced by the master board, but city water pressure is enough for the building temporarily according to the Fire Marshall. Heat detectors have been installed in all the units and storage rooms.

The elevator is operational with new doors. He indicated the phone system is still not operational so if you use the elevator to please bring your cell phone. The floor indicator light is not working in the cab. Also, the elevator company says that the travel cable needs to be replaced.

Jeff provided an update on the lobby and repairs. The lobby doors have been ordered and will be installed soon. Once they arrive, new furniture and AC will be installed. The Board is looking into solutions for access control and will advise later what that might look like. The Post Office will not allow the replacement of existing mailboxes because they could injure the mailman. There are a couple of solutions to this, which include refurbishment and or replacement with a different style or type that the Board is exploring.

Jeff provided an update on the storage room doors. Jeff informed the board that John Pardi will be helping in the replacement of these. John spoke about his findings when contacting Home Depot and distributors.

Jeff provided an update on the building repairs and concrete restoration. He mentioned the building has been painted but still requires concrete restoration. This is anticipated to be a large

expense. The gutters and downspouts still need to be replaced but it's difficult to find a vendor that can address this because they are in the atrium and access is difficult.

The atrium landscape which was put on hold until after the painting project can now be addressed. First will be the irrigation and lights, then the plants and rocks.

The painting project is now complete but the contractor damaged the paint on the floors. The contractor has agreed to repaint them at their expense. The board discussed how to paint the railings and what direction the removal of the old peeling paint will be. Although they don't look good, they are however secure thanks to John Buzanowski.

Jeff discussed sliders on lanais. The board is considering allowing owners to install sliding glass doors on their lanais. In an effort to protect the building, sealing the lanais from the weather would help, as there has been some leaking and damage done because of water intrusion. The board wants to approve a certain style and installation to ensure they are consistent throughout the building. These are not mandatory to install but encouraged. It will be at the owner expense.

During owners comments the Board received compliments and appreciation for their post-hurricane efforts.

Jeff motioned to adjourn the meeting. Roger seconded the motion. Meeting adjourned at 10:43am.

*Minutes created by:  
Compass Community Management*