

SANTA MARIA II ASSOCIATION, INC.
Board of Directors Meeting Minutes
Monday, May 6th, 2024
at 7:00 PM EST

Mel Bemis, called the meeting to order at 7:01pm

Quorum was confirmed and those present were: Mel Bemis, President – Johnny Faenza – Vice President, Rick Mindemann, Treasurer, Vito Binetti, Secretary - Robert Johnston, Director - Steve Harshman with Compass Community Management.

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

Mel mentioned that they will continue with monthly meetings.

Rick spoke about the summer projects and shared how the pipe repairs and painting is a timely process. He also mentioned about the leak over the past week.

Steve also provided some pictures and input regarding the pipes and some of the other projects.

Rick provided an update on the new lease agreement. Conversation about moving Ground Floor high value items off the ground floor, as well as Association documents off the 1st floor prior to hurricane season. Guidelines were presented (PPT - attached) to the board and all owners. Rick reviewed the new agreement and guidelines. Rob motioned to approve the new lease guidelines and agreement as presented by Rick. Johnny seconded, motion carried unanimously.

Mel opened the floor for comments.

Mel motioned to adjourn the meeting. 2nd by Johny. Passed unanimously. Meeting adjourned at 7:27pm..

Minutes created by:
Compass Community Management

Association Owned Storage Units

1. Storage Units are a benefit for residential Unit Owners.
2. Storage Unit will be relinquished upon sale of residential unit.
3. A waiting list will be maintained by the SM2 Board.
4. Unit owners on the waiting list will receive priority over new owners.
5. Unit owners on the waiting list w/o a Storage Unit will be prioritized.
6. Unit owner being offered Storage Unit must sign lease within 10 days or they will be removed from the list and the storage unit will be offered to next in queue.
7. Storage Units will have a simple contract between the Association and Unit owner identifying terms and conditions and will be priced according to size.
8. Price will be adjusted for inflation every couple year's during Budget process.

MOTION: To accept above terms / contract and send changes per above guidelines to existing owners with Association owned storage units.