

SANTA MARIA MASTER/DOCK ASSOCIATION, INC.

****Notice****

Board of Directors Meeting:

June 26, 2024

at 8:00 PM EST

AGENDA

A. Call the meeting to order and establish a quorum-

B. Proof of notice of the meeting

C. New Business:

1) Santa Maria Seawall & Dock Project – Jeff & Gary

- Review project process and Final Bids

- Board Vote on selected Contractor

2) Review of all major capital expenditures for 2025 and 2026 – Rob & Rick

- Estimated Cost(s) per owner

- Schedule Special Assessment meeting for mid-July

D. Owner comments

E. Adjournment: Motion:



North

West

East

MVA

SEAWALL FINDINGS

- 1) Seawall is 60~ years old (Useful life of this design is 40 years old)
- 2) Majority of seawall needs replacement within the next 12 months
- 3) 12-18" Rise and replacement of entire seawall is recommended by three separate Engineering Companies dating back 4+ years
- 4) Sections of the seawall are as much as 8 inches lower than higher areas.
- 5) The rotation of the existing seawall is at a critical point and further rotation will add \$\$\$ to the project if the concrete wall must be removed.
- 6) Total seawall failure will increase the costs by a huge amount.
- 7) Sunny day seawall breaches are now a regular occurrence and the seawall breaches have caused considerable damage to the Master property.
- 8) Some of the docks are not usable and the multiple repairs to the dock's electric has exceeded \$40k.
- 9) The seawall and dock are both a huge liability issue.



ITEMS COMPLETED:

- 1) Seawall and Dock State/Fed Permitting are completed
- 2) Construction Plans for local permitting are complete
- 3) Trees damaging the seawall by EBIA have been removed
- 4) Five bids were solicited by major Contractors
- 5) Process was narrowed to the two best bids and reviewed by our Engineering Company
- 6) References were solicited and reviewed
- 7) Santa Maria Seawall Allocations were calculated between Master and Dock Assn according to Condo Declarations

Timing and Considerations going forward:

- Build time is 150-180 days
- Expect the initial 90 days after permitting to be very disruptive
- Optimal start time would be July 8, 2024 when less occupied
- Owners renting their units should notify guests
- Dependent on permitting – August to October should be most disruptive time
- Deck project will also be somewhat disruptive from July to October

FIVE MOST RECENT BIDS (2024):

(Bids from 2024)

FL Structural Group Final Bid - 6/25/2024

1120 LF Seawall Retrofit and Walkway Installation	\$762,856.00	EBIA split out to separate contract
Rip Rap Toe (1/5 Slope w/ Filter Fabric Base)	\$61,267.50	62380 - 1112.50 (EBIA)
4,800 SF of Docks w/ Composite Decking	\$517,045.00	
Fire Suppression	\$136,600.00	2 FDCs and 7 standpipes; dry system; approx 900+ ft of 4" HDPE
Base Total w/o Alternates	\$1,477,768.50	includes SOD and all Fill
Add new wire /electric	\$73,000.00	All new wire to docks and Fish Cleaning Stations
	\$1,550,768.50	

HONC MARINE

Seawall	\$887,320.00	
Docks	\$380,151.00	
Electric	\$229,100.00	Hall Electric
Water	\$75,000.00	est
Fire Suppression System per new fire code	\$150,000.00	
	\$1,721,571.00	

Williamson Brothers		
Seawall	823,962.60	Includes Rip Rap; SOD not included
RipRap	\$0.00	included
Docks/MVA/Walkway between B1 and B2	\$511,270.42	
Water, Fire & Electric	\$371,168.00	
Total:	\$1,706,401.02	Includes two 18cu ft fill - extra charge thereafter
OMS - Overall Marine Services		4 barges; 40 employees; permitting may be an issue
Seawall	\$784,000.00	missing fire suppression
Rip Rap Toe (added for local permitting)	\$89,715.00	
Concrete Walkway 5'	\$90,000.00	
Dock Demolition and removal	\$59,000.00	
Docks	\$336,490.00	
SOD (EST)	\$25,000.00	25k Sq ft - as needed - est by OMS
Electric/Water	\$243,000.00	
Old Lift Pilings Removal and Disposal (EST)	\$28,000.00	removal only - new lift pilings 10" \$1100 each
Total	\$1,655,205.00	new 10k lift 16900 w/pilings (not incl electric)
MCG Marine Contracting Group		
Seawall	\$1,251,000.00	
Docks	\$583,960.00	Includes Fish Cleaning stations 5k
Total	\$1,834,960.00	missing fire suppression

References and Insurance Review

References Florida Structure Group – 12 total references

1) Leonard Arm Beach Club Association President Eugene Duffy President Excellent Job

Tropic Isles President Al Mckenzie email to me.

Hello Gary,

Yes we have used “FSG” on a number of our Seawall installations. As matter of fact FSG is now in our park working in 2 additional areas that needed to be replaced. Not only do they do a great job on the actual Seawall and new Cap, but if they have to remove any dock or pilings they put it all back just as it was previously.

Starting in 2022 / 2023 we had a very large project (\$2.5M) that included the areas by our Marina. Also installed a new concrete Boat Ramp and sidewalks. The work now is small compared to that project, but it is still in the area 350’ LF of new wall, cap etc. They will also install “Sleeves” thru the new wall for the power and water use if needed. They put everything back just as it was, and they contracted with several residents who wanted slip and lift upgrades.

I am not on the property right now, visiting family in WNY (Buffalo Area), but feel free to come and take a look at the work. If you do want to stop over, please contact our Manager:

Bobbie McEvoy
1503 28th Ave W
Palmetto 34221
941-721-8888

References and Insurance Review

2) Stella Maris President Dr Frank Lee

Return my call said FSG did excellent job gave them A+ Had to fire the first contractor. Not only corrected the first contractor finish the job ahead of schedule.

3) Ten other written reviews all were highly positive

Insurance:

Reviewed all policies and Bond Amounts

Deck Replacement Quote Breakdown					
	Total Cost	Master	Dock	EBIA	Notes
Decks (3)	\$200,000.00	\$200,000.00			\$271,500
Extras	\$71,500.00	\$71,500.00			
Assn Cost	\$271,500.00	\$271,500.00			
Cost/Owner		\$3,194.12			without reserves
Reserves 5/1/24		\$250,000.00			hurricane fund
Reserves Applied:		\$200,000.00			
Reserve Balance		\$50,000.00			
DeckBalance		\$71,500.00			spec assmt amount
Cost Per Owner		\$841.18			

SEA WALL QUOTE BREAKDOWN	Total Cost	Master	Dock	EBIA	Notes
Sea Wall - Vinyl Retrofit	\$448,265.81	\$305,765.33	\$142,500.48	\$21,000.00	All Seawall items included; Vinyl \$166,274.13
Sea Wall - Walkway/Fill/Landscaping	\$314,590.19	\$314,590.19			
Rip Rap	\$61,267.50	\$61,267.50			Environmental Requirement by FMB
Assn Cost	\$824,123.50	\$681,623.02	\$142,500.48		
Cost/Owner		\$8,019.09	\$3,750.01		
Reserves 5/1/24		\$400,000.00	\$450,000.00		
Reserves Applied:		\$250,000.00	\$142,500.48		PAID BY DOCK ASSN IN FULL
Reserve Balance		\$150,000.00	\$307,499.52		
Sea Wall Balance		\$431,623.02	\$0.00		
Cost Per Owner		\$5,077.92	\$0.00		Dock funded with reserves

MANATEE VEIWING AREA AND WALKWAY QUOTE BREAKDOWN

	Total Cost	Master	Dock	Notes
Manatee / Deck Area	\$194,578.00	\$194,578.00		Includes decking to Bldg 1
Cost/Owner		\$2,289.15		
Reserves 4/15/24		\$150,000.00		Post seawall withdrawl
Reserves Applied:		\$50,000.00		
Reserve Balance		\$100,000.00		
MVA Balance		\$144,578.00		
Cost Per Owner		\$1,700.92		

DOCK / FINGER PIER QUOTE BREAKDOWN				
	Total Cost	Master	Dock	Notes
Finger Piers	\$322,467.00	\$0.00	\$322,467.00	22 Piers (12+ 5+5)
Electric to docks/FCS	\$73,000.00	\$6,083.33	\$66,916.67	22/24 allocation (2 FCS)
Kayak Launch (Dock E)	\$10,000.00	\$10,000.00		Kayak Launch for all 85 owners
Contingency for Docks	\$32,200.00		\$32,200.00	Contingency (10%)
Assn Cost	\$437,667.00	\$16,083.33	\$421,583.67	
Cost/Owner		\$189.22	\$11,094.31	
Reserves 4/15/24			\$307,499.52	Post seawall withdrawl
Reserves Applied:			\$307,499.52	
Reserve Balance			\$0.00	Leaves roughly \$20k in reserves
Finger Pier Balance Due			\$114,084.15	
Cost Per Owner		\$189.22	\$3,002.21	Pedestals included

FIRE PUMP / SUPPRESSION QUOTE BREAKDOWN			
	Total Cost	Master	Notes
Fire Pump	\$75,000.00	\$75,000.00	\$60000 reserved from Hurricane Ian special assessment
Fire Pump Room Build / Waterproof	\$50,000.00	\$50,000.00	New Code - 13 ft rise or waterproofing / submarine door / panels
Fire Suppression	\$136,000.00	\$136,000.00	New Code - 150ft - Pool house and Seawall need FDC / Standpipes
Total Fire Costs to meet code	\$261,000.00	\$261,000.00	
Amount Reserved	\$50,000.00	\$50,000.00	from Hurricane Ian special Assessment
Balance to fund all Fire	\$211,000.00	\$211,000.00	
Cost/Owner		\$2,482.35	

COST PER OWNER SUMMARY			
	Master	Dock	Notes
Decks	\$841.18		
Seawall	\$5,077.92		Dock share paid by Dock Assn Reserves
Landscaping/Contingency	\$600.00		\$51k extra contingency for landscaping/lighting/etc
Manatee Viewing Area	\$1,700.92		
Finger Piers	\$189.22	\$3,002.21	Finger Piers and Kayak Launch
Fire Pump & Suppression	\$2,482.35		
Total Cost/Owner	\$10,891.58	\$3,002.21	
Minimum Special Assessments			
CONDO OWNER ONLY (Decks/Seawall)	\$10,891.58		\$7500 due July 31; Balance in Q4
Add Dock	\$3,002.21		\$3000 due July 31; Balance in Q4 (if necessary)
CONDO & DOCK OWNER (Decks/Seawall/Docks)	\$13,893.80		plus Lift/Canopy Costs - owner responsibility

Area	Master Seawall	Master/Dock Seawall	
Bldg 1 /Fishtale	39		
Bldg 1 - Bldg 2	163		MVA and Walkway
West Wall	221	144	MVA - Fish Clean 1
North Wall	294	200	5x40ft docks/ Fish Clean 2
East Wall	356	356	slips 11-34
EBIA Wall	28		plus 20 for EBIA
Participation (1121 total)	1101	700	EBIA pays for 20 ft
Allocation:	0.682107175	0.317892825	

MAJOR CAPITAL EXPENDITURES IN THE PIPELINE			
	Total Cost	Master	Notes
Pool resurfacing	\$60,000.00	\$60,000.00	
Parking Lot Asphalt Overlay	\$80,000.00	\$80,000.00	After all capital projects complete; 2024 Bid \$77k
Pool Equipment	\$20,000.00	\$20,000.00	Pool Heaters/etc
Total	\$160,000.00	\$160,000.00	
Amount Reserved	\$50,000.00	\$50,000.00	per reserve schedule - if used - leaves \$50k Dec 2024 balance
Balance to fund all Fire	\$110,000.00	\$110,000.00	
Cost/Owner		\$1,294.12	

Santa Maria Master/Dock Cost & Revenue Source

	<u>Total Item Cost</u>	<u>Master Portion</u>	<u>Dock Portion</u>
Decks & Tiki	\$ 271,500.00	\$ 271,500.00	
Seawall / Riprap / Walkway / Landscaping	\$ 824,123.50	\$ 681,623.02	\$ 142,500.48
Manatee Viewing Area / B1-B2 Walkway	\$ 194,578.00	\$ 194,578.00	
Finger Piers / Kayak Launch / FCS Electric	\$ 437,667.00	\$ 16,083.33	\$ 421,583.67
Fire Pump/waterproofing/supression	\$ 261,600.00	\$ 261,600.00	
Lighting / Contingency	\$ 51,000.00	\$ 51,000.00	
Total Project Cost	\$ 2,040,468.50	\$ 1,476,384.35	\$ 564,084.15
Revenue from Hurricane Assessment	\$ 251,000.00	\$ 251,000.00	
Revenue from Reserves	\$ 750,000.00	\$ 300,000.00	\$ 450,000.00
Balance Assessed	\$ 1,039,468.50	\$ 925,384.35	\$ 114,084.15
Total Assessment - Master	\$ 10,891.58	\$ 925,784.30	
Dock	\$ 3,002.21		\$ 114,083.98
1st Assessment - Master	\$ 7,500.00	\$ 637,500.00	
Dock	\$ 3,000.00		\$ 114,000.00
Estimated Balance Assessment Master	\$ 3,391.58	\$ 288,284.30	\$ -
Estimated Balance Assessment Dock	\$ -		

→ Board Member Comments

→ Owner Questions and Comments

→ Motion and Vote for Seawall/Dock Project

FL Structural Group Original Bid - 11/2023		Notes
Seawall Retrofit	\$759,595.00	
Common Dock and Manatee View Area	\$209,985.00	
Finger Piers	\$348,000.00	
Rip Rap	\$89,715.00	
Total Investment:	\$1,407,295.00	Incomplete; missing many items