

**SANTA MARIA MASTER & DOCK ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**Tuesday, August 12th, 2025**  
**at 5:30 PM EST**

Jeff Langer called the meeting to order at 5:33pm.

Quorum was confirmed for the Master and those present were: Rob Johnston, President -- Rick Mindemann, Vice President -- Roger Burch, Secretary -- Jeff Langer, Treasurer and Steve Harshman and Denise Ret with Compass Community Management.

Quorum was confirmed for the Dock and those present were: Jeff Langer, President -- John Faenza, Vice President -- Gary Marker, Treasurer/Secretary and Steve Harshman and Denise Ret with Compass Community Management.

Notice was confirmed it was posted and emailed to owners in accordance with Florida Statute.

Jeff discussed the docks and shared where they are in the project. He discussed the items that have been completed and what is remaining to complete that Florida Structural Group did not finish. Santa Maria bid out the remaining parts of the project to 8 contractors which 7 inspected the site. Received 5 proposals which they have narrowed down to 3. Pricing for each contractor was reviewed and Jeff mentioned that OOS/OMS (Overall Outdoor Services) was the low bid by nearly \$20k.

Gary discussed what he learned about each of the three companies during his reference checks: Boat Lift Pros, JZZ, and OOS/OMS. All three seem to be good companies.

Rob shared his thoughts about each company. Rob's only concern was the terms and conditions, which Jeff said he would finalize. Rick and Johnny provided their input on the 3 contractors.

Jeff opened the floor for comments from owners.

Jeff mentioned he wants the 3 companies bidding on the contract to honor their boat lift prices for the future, even if they don't get the boat lifts in the current contract.

Master Motion = Rob motioned to approve the OOS/OMS (Overall Outdoor Services) to complete the dock project. Rick seconded, motion passed unanimously.

Dock Motion = Gary motioned to approve OOS/OMS to complete the dock project, Johnny seconded the motion, motion passed unanimously.

Jeff motioned to adjourn, Johnny seconded, all were in favor. Meeting adjourned at 6:20pm.

*Minutes created by:  
Compass Community Management*