

# **SANTA MARIA MASTER ASSOCIATION, INC.**

## **Meeting Minutes**

**Monday, April 14, 2025**

**at 10:00 AM EST**

Rob Johnston called the meeting to order at 10:01 am.

The quorum was confirmed. Board of Directors present were Robert Johnston, President – Rick Mindemann, Vice President – Jeff Langer, Treasurer – Roger Burch, Secretary (remote)

New Business:

1. Summer Projects for Jeff / Antonio – Rick presented a list of summer projects from a list of activities that he, Mel Bemis and Jeff Langer created for our maintenance staff. Other activities were discussed by board members such as fence between Santa Maria property and Bay Beach / Fish Tale Marina. Motion was made by Rob to add these activities and accept the list and was seconded by Jeff Langer and Unanimous.
2. Project Management for the off-season – Rob presented an addendum to the current management contract that would add additional support to the Association with weekly visits by Compass Community Management. Rob mentioned that the additional weekly support proposed would be within budget for 2025. Activities that the new resource would perform were discussed by board members including weekly property inspection report and management of maintenance personnel. Motion was made by Rick to accept additional support and seconded by Jeff and Unanimous.
3. Irrigation – Jeff noted that the irrigation pump was damaged by Hurricane Milton and needs replacement. Irrigation was discussed by board members. Jeff made a motion to get additional quotes on the pump and irrigation and it was seconded by Rob and unanimous.
4. Landscaping – Leslie Mindemann presented options for future landscaping once all the construction was completed. She noted that the irrigation would need to be in place and that the best timeline would be at the end of hurricane season in mid-October. Board discussed timing and cost of landscaping and no motions were made.
5. New deck furniture – Leslie Mindemann presented the options the landscaping had reviewed and distributed some pictures of the furniture for both the new decks and pool area. The total cost would be roughly \$40k for each area (\$80k total). Rob asked Jeff how much we had budgeted and available for new furniture in the Hurricane fund and Jeff indicated \$12k plus a small amount from reserves. The board discussed the options and recommended that we only procure new color coordinated furniture for the new decks and use the existing furniture for the pool area for the next few years until reserves would fully cover the additional expense. Motion was made by Jeff to budget \$40k for the new deck furniture and seconded by Rick and Unanimous.
6. Hurricane Plan – Rob presented the hurricane plan and discussed improvements made on the property to protect our assets from potential loss including moving up the pool pumps, spa pumps / electronics, geothermal heaters and ice machine. In addition, quick disconnects on the pumps would allow us to remove the pumps quickly to prevent loss.

Also discussed was the timing of procuring the new deck furniture and it was suggested we only order some of the furniture now – such as stools – and defer the bulk of the order for October. Motion was made by Rick to update the hurricane plan as discussed and seconded by Jeff and Unanimous.

7. Owner Comments – Board opened the floor for owner comments and answered general questions. No motions made.

Rob motioned to adjourn, Rick seconds. Unanimous to adjourn at 11:28