

**SANTA MARIA MASTER ASSOCIATION, INC.**  
**Annual Meeting Minutes**  
**Tuesday, March 11th, 2025**  
**At 11:00 AM EST**  
**Diamond Head Resort,**  
**2000 Estero Blvd. Fort Myers Beach, FL 33931**

Rob called the meeting to order at 10:31am.

Board Members present were Rob Johnston, President – Rick Mindemann, Vice President - Roger Burch, Secretary - Jeff Langer, Treasurer - Steve Harshman with Compass Community Management.

Proxies were received, so there was a quorum of membership.

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

Rob provided the President report. The seawall was completed in January. This was a very successful project even with the delay due to the hurricanes. He discussed some of the challenges for this project. Rob thanks all the board members and owners that helped with this project. Rob provided an update on the decks, 2 of the 3 are complete.

Gary discussed the status of the decks. Railings are being installed, and the electric is just about done. A few other items are on the way but just about complete. Residents and board members asked a few questions about the project.

Jeff reviewed furniture replacement for the new decks and motioned to replace/add furniture at the new decks. Rob seconded, all were in favor.

Rob discussed the fire pump and thanked all that were involved. He mentioned how difficult it was with the city and getting bids to be compliant with the Fire Dept. It was settled that a water proof door that waterproofs the room will suffice the city requirements that save the association a lot of money. This project will be completed in the next few months.

Rob shared his thoughts on some of the completed projects: pool resurfacing, ice machine raised, raised geothermal heaters, and raised pool pumps, etc. All of these projects were not fully funded and mostly unplanned for this year, but should help prevent future losses when the next storm surge occurs. Rob shared that he is pleased with these completed projects and shared some thoughts on some upcoming projects.

Jeff provided the treasurer reports. Lots of accomplished projects that cost a lot of money, but the association was prepared. OPR at 270k, RSV at 648k. This was accomplished by having accurate budget numbers for expenses for projects. The association should be in good shape if nothing surprising happens.

The floor was opened for owner comments.

Rob motioned to adjourn, Jeff seconded, all were in favor.

Meeting adjourned at 11:10 pm.

Organizational meeting called to order by Rob at 11:10pm.

Jeff motioned to keep the board the same, seconded by Rick. Unanimously passed.

Rob Motioned to adjourn, seconded by Rick. Passed unanimously.

Meeting adjourned at 11:15

*Minutes created by:*

*Compass Community Management*