

SANTA MARIA II ASSOCIATION, INC.

SECOND NOTICE of ANNUAL MEMBER MEETING / BOARD ELECTIONS

Dear SM2 Owners:

On Thursday, March 19, 2026 at 9:45 am the Annual Meeting of the Association will be held for the purpose of electing directors, and such other business as may be lawfully conducted. The meeting will be held at the Tiki Deck at Santa Maria, 7317 Estero Blvd. Fort Myers Beach, Florida 33931.

There are three (3) positions available for board members, with the following, in alphabetical order, submitting their intent to run for a Board position:

Mel Bemis, John Faenza, Cindy Luongo, Gary Marker, Rick Mindemann

(See the attached information/ platform statement from each candidate)

The election will be held using **ELECTION BUDDY**, as in the past. The election will open 14 days prior to the Annual Meeting and close **the evening of Wednesday, March 18, 2026**, (the day before the meeting). **If you need to request a physical ballot please reply to this email or contact Frank Ciano, Election Administrator at franklinciano@gmail.com , within 10 days and a physical ballot will be emailed to you.**

This year we will also be using the Election Buddy system to record everyone's proxy, even if you plan to attend the meeting. Please help us reach a quorum by taking a minute to vote online for your Board Members and proxy to establish a quorum.

This meeting will also be Zoomed. To join Zoom use this link or call in by phone.

Join Zoom Meeting

<https://us02web.zoom.us/j/9392665513>

Meeting ID: 939 266 5513

One tap mobile

+16465588656,,82801214524# US (New York)

+16469313860,,82801214524#

Sincerely,

Santa Maria II Board of Directors

Steven Harshman, LCAM, CMCA
Owner/President

O: 9990 Coconut Rd. #3464
Estero, Florida 34135

T: (239) 387-3507

E: Steve@mycompassmgt.com

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SANTA MARIA II ASSOCIATION, INC.

ANNUAL **BOARD OF DIRECTORS MEETING** **AND ELECTION OF DIRECTORS**

Thursday, March 19, 2026 at 9:45 am

Santa Maria Condominium Tiki Building

7317 Estero Blvd. Fort Myers Beach, FL 33931

AGENDA

1. CALL TO ORDER
2. CERTIFYING PROXIES – DETERMINATION OF A QUORUM
3. PROOF OF NOTICE OF MEETING
4. NEW BUSINESS:
 - A. PRESIDENT’S REPORT
 - B. TREASURER’S REPORT
 - C. ELECTION RESULTS
5. OWNER COMMENTS
6. ADJOURNMENT

BOARD ORGANIZATIONAL MEETING UPON ADJOURNMENT OF ANNUAL MEETING

1. CALL TO ORDER
2. NEW BUSINESS:
 - A. APPOINTMENT OF SM2 BOARD MEMBERS POSITIONS
 - B. APPOINTMENT OF REPRESENTATIVES TO MASTER BOARD
3. OWNER COMMENTS
4. ADJOURNMENT

Mel Bemis
Santa Maria II
Units #308 & #301

Notice of intent to be a candidate for the Board of Directors Santa Maria II Association, Inc.

Yes, I have decided to run for another term on the Santa Maria Board. After careful discussion with several owners, I would like to complete several open important projects. We are way ahead of other condo associations on the Island, and headed for the finish line. There will always be projects for the association but with the work of the new Board and help from volunteer owners we will continue to see progress.

I thank all my friends at Santa Maria II for their continued support during the years I have been on the Board.

Respectively yours,

Mel

To: All the owners at Santa Maria II

From: John J Faenza

Respected fellow owners:

I would sincerely appreciate your consideration regarding re-electing me as a member of the

Board of Directors of Santa Maria II.

My wife Susan and I have owned properties at Santa Maria II since 2009, and became permanent, full-time residents just over 11 years ago.

This past year I have served as Vice President of Santa Maria 11 Board, and have been engaged with

the full restoration of our property, meeting with contractors and overseeing many of the projects that have been done to restore Santa Maria 11 and the entire property back from

Hurricane Ian.

We watched Hurricane Ian from our condo and stayed a month afterwards to protect the property from vandalism. What a long way we have come from September 28, 2022.

My past experience includes several Management and Supervisory positions and I have owned

or been a partner in several businesses. I believe I have been a strong member of the Board and

that I would like to continue to serve and represent all the owners. I will continue to work towards better communication and greater transparency for the benefit of all the Owners.

Thank You for your consideration and I would appreciate your vote.

John J Faenza

My name is Cindy Luongo, and I'm grateful to call this community home. I've been an owner here since 2011, and during that time I've witnessed significant changes on Fort Myers Beach and within our own association. With our community evolving, I believe our board must evolve as well. Fresh energy, modern thinking, and stronger communication are essential if we want our condo community to thrive in the years ahead.

I am a licensed real estate professional in both Florida and Massachusetts, and I currently work with London Bay Homes, a luxury home developer based in Naples with properties on Estero Island. My work keeps me closely connected to high standards of property management, construction quality, and resident expectations. Prior to my real estate career, I spent 11 years in a municipal health department as the Executive Assistant to the Health Director, gaining hands-on experience with housing codes, safety regulations, and community compliance.

As one of only three full-time residents in our complex, I have a unique, day-to-day understanding of what is happening on the property. I take pride in being attentive, observant, and proactive in helping maintain a safe, clean, and orderly environment for all owners and guests.

I believe a successful board must communicate openly, listen respectfully, and operate with transparency. Our community deserves a board that is responsive, forward-thinking, and willing to modernize outdated practices. Safety, security, and maintaining a pristine property remain top priorities for me, along with ensuring that owners are kept informed and that decisions are made in the best interest of the entire community.

My goal is to be a fair, friendly, and reliable voice on the board, committed to protecting our property values, improving communication, and guiding our community toward a stronger, more organized future.

Thank you for your support. It would be an honor to serve this community.

Fellow Santa Maria II Association Members,

I am writing to seek your election to the Board of Directors. Ronda and I have been an owner since March 2023. I remain deeply invested in our condo's financial health and governance.

With over three decades of experience in business ownership, financial management, and property oversight, I bring a unique skill set to the Board. My professional background, notably my 34 years in the insurance industry and owner of several commercial properties has directly benefited our association.

A key achievement during my tenure was leading the 2023 insurance renewal quoting process. By leveraging my expertise, I secured a new agency that saved the condo association over \$100,000 in premiums while simultaneously improving coverage and lowering deductibles.

Manage and build Tiki hut and decks with Ed Mcleskey

Treasurer of SM dock board for the last two years.

I am committed to continuing my work in ensuring fiscal responsibility, optimizing resources, and maintaining the quality of our building. Your vote for election would allow me to further contribute my proven financial acumen and operational expertise to the Santa Maria II Association.

Thank you for your consideration.

Sincerely,
Gary Marker
gjmarker@gmail.com
734-216-4691

Santa Maria II Condominium Association

Board Candidate – Rick Mindemann

Many of you have met me at Santa Maria, having been an active owner since 2011.

First elected in 2016, working with the Board involves evaluating property services and issues; obtaining contractors and reviewing contracts; setting work schedules; and addressing owner concerns.

Since elected I've served as the Treasurer for the Association and have developed a good working relationship with our accounting firm, Paragon Financial. As an overview, this involves managing payments for regular building services; invoices and payments for contracted work; reviewing monthly financials relative to our budget and owner payments; and making financial recommendations to the Board.

The State of Florida has revised their condominium law substantially over the past 3 years. I have completed the course work required to certify condominium Board members.

My wife Leslie and I are from southern Wisconsin. We are involved in raising Angus cattle and crop farming near our sons and their families, each with similar operations. We have six grandchildren, all nearly grown, with the youngest of the family, great granddaughter Finley age 3.

I would like to continue serving you on the Board of Directors of Santa Maria II.