

Santa Maria Master and Dock Association, Inc.

Infinity Property Management Firm, LLC
10915 Bonita Beach Road, Suite 1131
Bonita Springs, FL 34135
Phone (239) 672-8800 * Fax (941) 313-7182

Date: Monday, February 27, 2023
Time: 7:00 p.m.
Place: Zoom Conference Call
Board Meeting Minutes

Call to Order/Establish Quorum:

The meeting was called to order by Jeff Langer at 7:01pm. Board Members present Jeff Langer, V. Cirone, Robert Johnston, and Marquita Green was also in attendance.

Proof of Notice:

The meeting notice was emailed out to all residents in accordance with Florida State Statute 718.00.

New Business:

Seawall Project Committee- appointment: Ed McLeskey has been disqualified due to him being a part of the Master association Board. Gert Walter is disqualified due to being behind on his Dock dues. There are 4 others that will be a part of this committee. Vito Cirone will be the chairman for the Seawall Committee. There are a lot of estimates that were obtained. Each quote was different and was not apples to apples. Due to the hurricane the project can get done as a whole. It is a possibility this could get done within 6 months. The committee will be reviewing all components and then report back on their findings for an informed decision to be made. Shawn Lyons, John Lucerne, Stephen Patrick, and David Sailor. Special thanks to those who have volunteered.

Robert- The biggest piece is to go out and canvas the options on the best approach. After reviewing the cost, and timeline, it may come back to the same consensus for it all to be done at once.

V. Cirone- 2019 an engineer study was completed and given to contractors to assist with the scope of work needed. The first step is to go back over the reserve study. The original company was reached out to, but did not respond. A second company was contacted, and we have 1 estimate currently.

The scope of this committee will be the seawall and the dock. The committee will look at both and review the engineering. The dock has to be torn a part to get to the dock. This is being worked on due to the failure of the seawall. The docks can be worked on separately.

Seawall Dock advisory committee will be this committee's name.

Question: Shawn- should direction be given first prior to beginning? Yes. All the details were discussed 3 years ago and an assessment of the work will be done.

The other objective of this committee is to come up with the scope of work, such as it being a foot higher, landscaping, electrical, etc. Bids will be reviewed and all will be harmonized on. This will not be an easy task to blend the need. After which this will be presented to the Boards.

Rob and Jeff are working on a list of what the committee will be required to do.

Question: what is the make-up of all volunteers? 3 are dock owners and 2 are not.

Vito Cirone will chair the committee and you all will work independently of the Board with a once-a-month committee update to both the Dock and Master Boards.

Santa Maria Master and Dock Association, Inc.

Infinity Property Management Firm, LLC
10915 Bonita Beach Road, Suite 1131
Bonita Springs, FL 34135
Phone (239) 672-8800 * Fax (941) 313-7182

Question: Can the pass info be shared with the committee? Yes V. Cirone will provide what is needed.

The goal is to work through this as quickly as possible.

Vote from the Dock- Motion to approve of the Dock Committee with V. Cirone chairing: jeff second johnny.
Master Motion: Rob, Second Roger Burch.

Comment: The dock needs to be powered. There are contractors working on this. This is not a meeting to discuss other matters.

Question: A scope of work will be given to the committee, the committee will take it and obtain bids? Yes.

Question: Can an open mind be kept for the process of the committee? Yes

Question: What level of assessment has gotten approved?

Motion to authorize the engineering assessment up to \$8,000: Robert; Second: Jeff . all are in favor.

Adjournment:

- Motion: Jeff
- 2nd: Rob all are in favor
- All in favor at 7:46pm.