

SURFSIDE III CONDOMINIUM ASSOCIATION
OPEN MEETING MINUTES
SATURDAY, AUGUST 10, 2019

OWNER'S QUESTIONS

Each homeowner wishing to make comments to the Board is required to sign in prior to the start of the meeting. The comments will be taken in turn during the Open Forum and the homeowner will be given 3 minutes to speak. Comments may or may not be addressed by the Board at that time. Homeowners may not give their time to another homeowner.

1. **CALL TO ORDER** **10:00 am**
Andy Santamaria – President
Randy Stokes – Vice -President
Page LaPenn – Treasurer
Lya Findel– Secretary
Carol Falin – Director
Jennifer Gannon – Customer Service Representative

EXECUTIVE SESSION SUMMARY - discussed pending litigation, proposed payment plan by owner, awarded a contract to AAA Pool & Spa for \$22,421.70 for the re-plastering of the swimming pool and with the option to provide additional work for the adjacent pool deck, and awarded a contract to Toby B. Hayward, Inc. for \$93,606 for the repair of the bridge. Permits, additional design, and additional work may increase the cost of this project.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA**
4. **CONSENT AGENDA** - Randy Stokes moves, Carol Falin seconds, to approve the Consent Agenda. Motion passes 5-0.
Expenditures
 - \$26,045 – Ocean View Plumbing – Replacement of Cast Iron Pipes in Two Units
 - \$16,762 – Natural Green Construction – Fungal Remediation (water and drywall removal)
 - \$9,084 – Thyssenkrupp – Six Months of Elevator Maintenance Service
 - \$8,099 – Natural Green Construction – Drywall installation in Two Units
 - \$2,775 – Birndorf Law Offices – Legal Representation
 - \$1,818 – Joshuas Pool and Spa – Two Months Pool Service
 - \$743 – Aire Serv – Dryer Vent Pipe Installation
 - \$700 – Natural Green Landscaping – Irrigation Repairs
 - \$698 – Dunn Edwards – Paint Purchase
 - July 13, 2019 Minutes
5. **COMMITTEE REPORTS**
 - Beautification Committee – Thanks given to those who have volunteered their time in the beautification effort.
 - Budget Committee – No Report
 - Enhancement Committee – No Report
 - Rules and Regulations Committee – No Report
 - Welcoming Committee – No Report
6. **OFFICER REPORTS**

- President –
 - Discussion of Proposed Change to Clubhouse Rule 9 - *No glass items of any kind are allowed in the pool area. Food is allowed in designated areas of the clubhouse.* – **Director Randy Stokes will prepare a rule change to prohibit food in the pool area and to only allow food in the other parts of the Clubhouse when a reservation has been made.**
 - Discussion on the issue of displaying flags, posters, banners, etc. – **Directors Carol Falin and Lya Findel will prepare a rule change regarding this issue.**
 - Discussion on the existing Collection Policy – **No changes to be made at this time.**
- Vice-President –
 - Discussion of Proposed Record Retention Policy – **Record Retention Policy is to be sent to owners for comments with the September 2019 billing statement.**
 - CC&R Update – **Ballots to be counted at the November 9, 2019 Board Meeting**
- Treasurer –
 - Financial Update – **Budget Review Session will be held following the September 14, 2019 Open Meeting.**
 - Board Approval of Association Finances – **Andy Santamaria moves, Lya Findel seconds, to approve the July Financials, Motion passes 5-0.**
- Secretary –
 - Newsletter - **Newsletter article submittal deadline is August 28th**
 - Website Update – **Information provided on the updating of the COA website**
 - Clubhouse Key Update – **Keys are working.**
- Director – **Remaining basketball backboard to be installed shortly.**

7. **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**

- 608 Sunfish Way, Building 2, 1st floor – Installation of sliding door and windows – **Randy Stokes moves, Lya Findel seconds, to approve application. Motion passes 5-0**
 - 627 Sunfish Way, Building 3, 2nd floor – Installation of sliding door and windows- **Randy Stokes moves, Lya Findel seconds, to approve application. Motion passes 5-0**
 - 646 Sunfish Way, Building 2, 1st floor – Installation of sliding door – **Lya Findel moves, Randy Stokes seconds, to approve application. Motion passes 5-0**
 - 830 Bluewater Way, Building 6, 3rd floor – Installation of sliding door, windows, lighting, bathtub, toilets and flooring with underlayment – **Page LaPenn moves, Randy Stokes seconds, to approve application. Motion passes 5-0**
 - 854 Bluewater Way, Building 6, 3rd floor – Installation of screen door – **Page LaPenn moves, Randy Stokes seconds, to deny application due to lack of information. Motion passes 5-0.**
 - 942 Lighthouse Way, Building 7, 3rd floor – Installation of sliding door, windows, shower, vanity cabinet – **Lya Findel moves, Randy Stokes seconds, to approve application. Motion passes 5-0**
8. **LIENS** - 4 homeowners being issued liens for a total of \$5,332.53 – **Page LaPenn moves, Randy Stokes seconds that all 4 homeowners be issued a lien. Motion passes 5-0**
9. **NEXT MEETING** – The next meeting will be held at 10:00am, September 14, 2019 in the Clubhouse.
10. **MEETING ADJOURNED** – Meeting adjourned at 11:47am.

A. Santamaria

9/14/19