

SURFSIDE III CONDOMINIUM ASSOCIATION
OPEN AGENDA MINUTES
SATURDAY, OCTOBER 12, 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 OF REGULAR MEETING – 10:04 am

Andy Santamaria – President - **Present**
Randy Stokes – Vice -President - **Present**
Page LaPenn – Treasurer – **Scheduled absence**
Lya Findel– Secretary - **Present**
Carol Falin – Director - **Present**

EXECUTIVE SESSION SUMMARY – September 28, 2019 Special Executive Meeting– Board approved action to reach out to Susan Bradley, former Treasurer, to provide financial services to manage the COA's Accounts Payable and PayChex, the system used to pay COA staff. Subsequent agreement will pay Susan Bradley \$20/hr for working approximately 10 hours/week performing these services. **October 12, 2019 Executive Meeting –** Board held two owner hearings, discussed employee manual contents, approved one collection authorization, and awarded a \$5,500 plumbing contract to JDM plumbing for the hot and cold water re-piping of a townhome plus approval to spend an additional \$4,500 for a contractor to perform drywall and painting work and to pay for a City Permit. Second low bidder was Ocean View Plumbing \$5,850; third low bidder was Top Choice Plumbing \$6,000.

GUEST/PRESENTATION - None

2. OPEN FORUM

3. EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Randy Stokes seconds, to add the processing of one lien to the agenda. Motion passes 4-0.

4. CONSENT AGENDA – Andy Santamaria moves, Randy Stokes seconds, to approve the expenditure portion of the Consent Agenda. Motion passes 4-0. Andy Santamaria moves, Lya Findel seconds, to approve the September 14, 2019 Minutes. Motion passes 3-0 with Randy Stokes abstaining since he was not present at the meeting.

Expenditures (sample)

- \$13,208 – Pool Re-plastering
- \$5,190 – Yearly Termite Service
- \$4,326 – Monthly Landscaping Service
- \$4,275 – Sewer Line Cleaning
- \$789 – Legal Fee
- \$759 – Workers Comp Insurance
- \$750 – Natural Green Tree Service
- \$744 – Dryer Duct Cleaning
- \$675 – Carpet Cleaning
- \$574 – Dunn Edwards Paint
- September 14, 2019 Minutes

5. **COMMITTEE REPORTS**

- Beautification Committee – **Lynne Haile gave a report.**
- Budget Committee – Confirmation of Committee Member – **Andy Santamaria moves, Lya Findel seconds, to approve Purna Pai to be a Budget Committee member. Motion passes 4-0.**
- Enhancement Committee – **No Report**
- Rules and Regulations Committee **No Report**

6. **OFFICER REPORTS**

- President –
 - Board Approval of Association Finances – **Andy Santamaria moves, Randy Stokes seconds, to approve the SB2912 document regarding review of association finances. Motion passes 4-0.**
 - Discussion on proposed rule changes: Rules and Regulations General 10. Non-emergency **homeowner** construction and repairs are allowed Monday thru Saturday from 8 am to 7 pm and 10 am to 6 pm on Sundays. Also, Architectural, Alterations, Additions, or Modifications 5. **Homeowner** construction hours are between 8:00 am and 7:00 pm Monday through Saturday, and 10:00 am to 6 pm on Sundays. – **After discussion, item was tabled**
 - Draft Reserve Study Discussion – **Presentation made**
- Vice-President – Record Retention Policy – **Randy Stokes moves, Lya Findel seconds, to approve the Record Retention Policy. Motion passes 4-0.**
- Treasurer –
- Secretary –
 - Newsletter – **Deadline to submit articles is October 29, 2019.**
 - Website Update – **Report provided**
- Director –

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

- 789 Reef Circle, Building 5, 3rd floor – Installation of vinyl plank flooring with approved underlayment. **Lya Findel moves, Randy Stokes seconds, to approve the 789 Reef Circle Architectural Application. Motion passes 4-0.**
- 663 Bluewater Way, Building 8, 3rd floor – Replacement of Security Door; new door is made of approved materials and color. **Carol Falin moves, Randy Stokes seconds, to approve the 663 Bluewater Way Architectural Application. Motion passes 3-0 with Lya Findel abstaining since the application was for her unit.**
- 932 Lighthouse Way, Building 7, 1st floor – Replacement of sliding glass doors with approved material. **Carol Falin moves, Lya Findel seconds, to approve the 932 Lighthouse Way Architectural Application. Motion passes 4-0.**
- 627 Sunfish Way, Building 3, 2nd floor – Bathroom remodel includes new sink, vanity, replacement of tub with shower enclosure, and tile over approved underlayment. **Randy Stokes moves, Carol Falin seconds, to approve the 627 Sunfish Way Architectural Application. Motion passes 4-0.**

8. **LIENS** - **Andy Santamaria moves, Randy Stokes seconds, to authorize the processing of one lien. Motion passes 4-0.**

9. **NEXT MEETING** – **The next meeting will be held at 10:00am, November 9, 2019 in the Clubhouse.**

10. **MEETING ADJOURNED – 11:07 am**


