

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, JUNE 13, 2020 @ 10:00am
PLEASE CALL 1-844-854-2222 (Toll Free)
Access Code = 822680#

OWNER'S QUESTIONS

Each homeowner wishing to make comments to the Board can do so 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 (Audio Conference) Time – 10:00am**
Andy Santamaria – President - Present
Randy Stokes – Vice -President - Present
Page LaPenn – Treasurer - Present
Vacant - Secretary
Carol Falin – Director - Present

EXECUTIVE SESSION SUMMARY An emergency addition was added to the agenda so that a task force could be created to develop a return to work plan for the COA's maintenance staff, an owner requested payment plan was approved, the Executive Consent Agenda was approved, a \$1,750 Reserve Study Contract was awarded to McCaffery Reserve Consulting, an extension to the Natural Green Landscaping contract till August 1, 2020 was approved, and a Homesite Insurance Company Earthquake Insurance Policy with a yearly premium of \$119,191 was approved.

GUEST/PRESENTATION

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA**
4. **CONSENT AGENDA – Randy Stokes moves, Page LaPenn seconds, to approve the Consent Agenda. Motion passes 4-0.**
Expenditures (sample)
 - \$93,951 – Bridge Repair
 - \$4,691 – Elevator Service
 - \$4,326 – Landscape Fee
 - \$3,308 – Water Damage Remediation
 - \$1,700 – Management Fee
 - \$1,298 – CPA Fee
 - \$1,048 – Attorney Fee
 - \$1,024 – Printing
 - \$806 – Locksmith
 - \$542 – Pool Service
 - \$480 – Pest Control Service
 - \$475 – Electrical Breaker
 - May 9, 2020 Minutes
5. **COMMITTEE REPORTS**
6. **OFFICER REPORTS**

- **President**
 - Clubhouse Re-opening Discussion including COA GL and D&O Insurance Coverage regarding Virus Claims, COVID-19 Draft Waiver for use of COA Facilities, County and State Guidelines, and Owners' Comments Received - **Randy Stokes moves, Carol Falin seconds, to not open the Clubhouse at this time but to continue to monitor the situation in regards to health order requirements, insurance claim liability and associated operating costs. Motion passes 4-0.**
 - Vacant Director's Position Discussion – **Page LaPenn moves, Randy Stokes seconds, to advertise to fill the vacant Director position. Motion passes 4-0.**
 - Directors' Contract Signing Authority – **Andy Santamaria moves, Page LaPenn seconds, to authorize contract signing authority to the Directors. Motion passes 4-0.**
 - Newsletter editor and surfsideiii.org webmaster duties – **Andy Santamaria moves, Page LaPenn seconds, to assign the Newsletter Editor tasks and the Surfsideiii.org webmaster duties to Lya Findel. Motion passes 4-0.**
 - Directors' Submittal of Nomination Form for Election is **July 22, 2020 – Discussion held.**
- **Vice-President**
 - CC&R – Next steps – **Discussion held.**
- **Treasurer**
 - Board Approval of Association Finances – **Andy Santamaria moves, Randy Stokes seconds, the approval of the Association Finances SB2912 statement and to authorize the President to sign the form on behalf of the Board. Motion passes 4-0.**
- **Secretary –**
- **Director –**

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

- 671 Reef Circle, Building 4, 2nd floor – installation of security door which meets COA standards – **Andy Santamaria moves, Randy Stokes seconds, to approve the architectural application for installation of a security door at 671 Reef Circle. Motion passes 4-0.**

8. **LIENS – Approval to Prepare One Lien - \$1,185.00 – Andy Santamaria moves, Randy Stokes seconds, to authorize the preparation of a lien for \$1,185.00 and to authorize the President to sign the form on behalf of the Board. Motion passes 4-0.**

9. **NEXT MEETING – The next meeting will be held at 10:00am, July 11, 2020.**

10. **MEETING ADJOURNED – Meeting adjourned at 11:09 am.**

A. Santamaria *7/11/2020*