

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, August 8, 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
Barbara Lopez – Secretary - Present
Carol Falin – Director - Present

EXECUTIVE SESSION SUMMARY – Board met with an owner to discuss a violation; office staff duties were discussed as well as the process to prepare an COVID-19 Employer Plan; the July 11, 2020 and the July 23, 2020 Executive Agenda Meeting Minutes were approved; Board authorized the processing of two collection actions for past due assessments; and Board discussed the details of the Farmer's Insurance Policy.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moved, Randy Stokes seconded, to add an item to discuss a request from a Port Hueneme City Council candidate to meet with residents and to distribute flyers. Motion passes 5-0.**
4. **CONSENT AGENDA – Randy Stokes moves, Carol Falin seconds, to approve the Consent Agenda. Motion passes 5-0.**
Expenditures (sample)
 - \$4,691 – 3 month elevator service charge
 - \$3,500 – concrete sidewalk replacement
 - \$3,146 – leak damage repair
 - \$1,800 – irrigation line repair
 - \$750 – irrigation timer replacement
 - \$577 – pool maintenance
 - \$554 – County pool permit
 - \$500 – roof gutter repair
 - \$480 – one month pest control service charge
 - \$441 – cast iron pipe replacement
 - \$395 – monthly phone bill
 - \$375 – tree installation
 - \$288 – ball valve replacement
 - \$308 – pin hole leak repair
 - \$285 – termite service to a unit
 - July 11, 2020 Minutes

5. **COMMITTEE REPORTS - None**
6. **OFFICER REPORTS**
 - President
 - Clubhouse Re-opening Update – **Discussion held. Facilities will continue to be closed due to the pandemic.**
 - Barbara Lopez has filled the vacant Director's Position – **Announcement made.**
 - Election of Directors in October 2020 – Slate of five directors to be voted on – **Discussion held.**
 - Re-visiting of Rules and Regulations – **The Board and the Rules and Regulations Committee Chair will re-visit the Rules and Regulations to see if they need to be modified to meet today's conditions.**
 - Vice-President
 - Treasurer
 - Board Approval of Association Finances – **Page LaPenn moves, Randy Stokes seconds, to approve the SB2912 review of the Association Finances and to approve that the President sign the document on behalf of the Board. Motion passes 5-0.**
 - Secretary
 - Introduction – **Barbara Lopez, the new Director, introduced herself to the owners attending the meeting.**
 - Director – **The Rules and Regulations brochure has been distributed to all units for their use.**
7. **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - 653 Reef Circle – Reinstallation of refrigerator to another location in the kitchen, 2nd Floor, Building 4 – includes electrical and plumbing modifications. **Andy Santamaria moves, Randy Stokes seconds, to approve the architectural application for 653 Reef Circle and to note that the electrical/water line work is to be performed by a qualified contractor and that there will be no water pipe welding due to the pipes being coated. Motion passes 5-0. [Note: original agenda listed erroneously listed the address as being 693 Reef Circle]**
8. **LIENS – Approval to prepare two liens: \$1,182.23 and \$1,242.11. Andy Santamaria moves, Randy Stokes seconds, to approve the preparation of two liens and to approve that the President sign the document on behalf of the Board. Motion passes 5-0.**
9. **NEXT MEETING – The next meeting will be held at 10:00am, September 12, 2020.**
10. **MEETING ADJOURNED – Meeting was adjourned at 10:47 am.**

A. Santamaria 9/12/2020