

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.**  
**OPEN AGENDA (AUDIO CONFERENCE) MINUTES**  
**SATURDAY, OCTOBER 10, 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 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.

**CALL TO ORDER THE ANNUAL ELECTION MEETING 10:00 am**

**Note: Meeting was not held due to a lack of quorum.**

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation
- f) Results of the Election
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

**1. CALL TO ORDER OF REGULAR MEETING – 10:00 am**

Andy Santamaria – President - **Present**  
Randy Stokes – Vice -President - **Present**  
Page LaPenn – Treasurer - **Present**  
Barbara Lopez – Secretary – **Arrived 10:10 am**  
Carol Falin – Director - **Present**

**EXECUTIVE SESSION SUMMARY – Board approved a modification to an owner payment plan, Board met with an owner representative to discuss the issuance of a fine for a violation, Board discussed Paid Time Off for staff, and Board approved the September 12, 2020 Executive Board Meeting Minutes.**

**GUEST/PRESENTATION - None**

**2. EMERGENCY ADDITIONS TO AGENDA - None**

**3. CONSENT AGENDA – Andy Santamaria moves, Randy Stokes seconds, to approve the Consent Agenda without approving the September 12, 2020 Open Agenda Minutes. Motion passes 4-0 with Barb Lopez being absent. Andy Santamaria moves, Page LaPenn seconds, to approve the September 12, 2020 Open Agenda Minutes. Motion passes 3-0 with Randy Stokes abstaining since he was not present at the meeting and Barb Lopez being absent for this vote.**

Expenditures (sample)

- o \$16,661 – Sewer Line Repairs
- o \$5,391 – Insurance Premium
- o \$4,100 – Landscaping Fee
- o \$1,733 – WC Insurance Premium

- \$1,700 – Management Fee
- \$1,250 – CPA Fee
- \$1,000 – Attorney Fee
- \$825 – Pool Service Fee
- \$799 – Printing/Postage
- \$480 – Termite Fee
- \$450 – Tree Branch Removal
- \$406 – Bike Room Keys
- \$393 – Phone Bill
- September 12, 2020 Minutes

4. **COMMITTEE REPORTS - None**

5. **OFFICER REPORTS**

- President
  - Reserve Study Discussion – **Discussion held.**
  - Review of Rules and Regulations, IV, A General Rules 1-26 – **Discussion held.**
- Vice-President
  - Civil Code 5551 – Balcony Inspections – **Discussion held.**
  - Assembly Bill 3182 – Rental Restriction Prohibition – **Discussion held.**
- Treasurer
  - 2021 Budget Discussion – **Page LaPenn moves, Carol Falin seconds, to approve the submitted 2021 Budget which raises the COA monthly assessment to \$473.00. Motion passes 5-0.**
  - Board Approval of Association Finances per SB2912 - **Andy Santamaria moves, Randy Stokes seconds, to approve the association finances and to allow the President to sign the SB2912 document on behalf of the Board. Motion passes 5-0.**
- Secretary – **No Report**
- Director – **No Report**

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

- 741 Reef Circle, Bldg 5, 3<sup>rd</sup> floor - Installation of Security Door with approved material - **Andy Santamaria moves, Randy Stokes seconds, to approve the Architectural Application submitted for 741 Reef Circle which includes the installation of a security door which meets the COA standards. Motion passes 5-0.**

7. **LIENS – No action required**

8. **OPEN FORUM**

9. **NEXT MEETING – The next meeting will be held at 10:00am, November 14, 2020**

10. **MEETING ADJOURNED – Meeting was adjourned at 11:50 am.**

A. Santamaria 11/14/2020