

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN AGENDA (AUDIO CONFERENCE) MINUTES  
SATURDAY, NOVEMBER 14, 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 – 10:05am**  
Andy Santamaria – President - Present  
Randy Stokes – Vice –President - Present  
Page LaPenn – Treasurer - Present  
Barbara Lopez - Secretary - Present  
Carol Falin – Director - Present

**EXECUTIVE SESSION SUMMARY - Items discussed: the hiring of office staff, approval of the October 10, 2020 Executive Board Minutes, and the approval for renewing the Roseman Law Annual Retainer for a fee of \$500.00**

**GUEST/PRESENTATION - None**

2. **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moved, Randy Stokes seconded, to add the Architectural Application regarding 747 Reef Circle to the agenda. Motion passes 5-0.**
3. **CONSENT AGENDA – Andy Santamaria moves, Randy Stokes seconds, to approve the Consent Agenda. Motion passes 5-0.**  
Expenditures (sample)
  - \$4,100 – Monthly Landscape Fee
  - \$3,932 – Rain Master Landscape Timers (2)
  - \$3,450 – Sewer Line Repair
  - \$1,910 – Roof Repairs (2 buildings)
  - \$809 - Plumbing
  - \$772 – Weather Caulking
  - \$653 – Pool Service
  - \$425 – Termite Service
  - \$398 – Water Valve Replacement
  - \$396 – Phone Bill
  - October 10, 2020 Open Board Minutes
4. **COMMITTEE REPORTS - None**
5. **OFFICER REPORTS**
  - President
    - Board Election of Officers – After discussion, the Board approved the filling of the Board Positions: President – Andy Santamaria; Vice-President – Randy Stokes; Treasurer - Carol Falin; Secretary – Barbara Lopez; Director – Page LaPenn
    - Review of Rules and Regulations, IV, A General Rules 1-26 – Discussion rescheduled to the December 12, 2020 Board Meeting.

- Vice-President
  - Social Engineering, Cyber Liability, and Ransomware Insurance Coverage Discussion – **Discussion held**
  - Employee Handbook Update Discussion – **Discussion held**
  - Discussion of whether to send out RFPs for property management company – **Discussion held**
- Treasurer
  - Investment Options Discussion – **Page LaPenn moves, Barbara Lopez seconds, to segregate COA funds into various accounts not to exceed \$250,000 per account for Federal insurance purposes. Motion passes 5-0.**
  - Board Approval of Association Finances – **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**

- 697 Bluewater Way – Installation of Screen Door, 2nd Floor, Building 8 – Door meets COA’s criteria. **Andy Santamaria moves, Randy Stokes seconds, to approve 697 Bluewater Way Application. Motion passes 5-0.**
- 747 Reef Circle – Installation of front unit door and Security Door, 3<sup>rd</sup> Floor, Building 5 – **Andy Santamaria moves, Randy Stokes seconds, to approve 747 Reef Circle Application. Motion passes 5-0. NOTE: This application was added to the agenda at this Board Meeting.**

7. **LIENS** – Approval to prepare three liens for: \$1,172.76; \$1,164.36; \$1,167.87. **Andy Santamaria moves, Randy Stokes seconds, to approve the preparation of three liens. Motion passes 5-0.**

8. **OPEN FORUM**

9. **NEXT MEETING** – The next meeting will be held at 10:00am, December 12, 2020.

10. **MEETING ADJOURNED** – Meeting was adjourned at 11:45 pm.

A. Santamaria 12/12/2020