

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.**  
**OPEN AGENDA (AUDIO CONFERENCE) MINUTES**  
**SATURDAY, DECEMBER 12, 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**  
Carol Falin – Treasurer - **Present**  
Barbara Lopez – Secretary - **Absent**  
Page LaPenn – Director - **Present**

**EXECUTIVE SESSION SUMMARY – Discussion was held on issuing a fine to an owner, a holiday bonus of \$500.00 each to the Maintenance Supervisor and to the senior Customer Service Representative was approved, a 3%/hour salary increase was approved for the Maintenance Supervisor, the November 14, 2020 and November 19, 2020 Executive Board Meeting Minutes were approved, a \$5,501.56 Street Repair Project was awarded to JSL Mastery Paving, Inc, the low bidder.**

**GUEST/PRESENTATION - None**

2. **EMERGENCY ADDITIONS TO AGENDA - None**
3. **CONSENT AGENDA – Randy Stokes moves, Carol Falin seconds, to approve the Consent Agenda. Motion passes 4-0.**  
**Expenditures (sample)**
  - \$4,100 – Monthly Landscape Fee
  - \$2,985 – Townhome Plumbing Repair
  - \$1,721 – Doggie Bags
  - \$1,707 – Printing/Postage
  - \$1,700 – Management Fee
  - \$969 – Collection Fees
  - \$750 – Arborist Report
  - \$609 – Pool Service
  - \$546 – Worker's Comp Insurance
  - \$500 – Attorney Retainer Fee
  - \$483 – Lights
  - \$480 – Pest Control Fee
  - \$450 – Elevator Permits (2)
  - \$398 – Elevator Service
  - \$396 – Phone Bill
  - \$185 – Termite Service
  - November 14, 2020 Open Board Minutes
4. **COMMITTEE REPORTS - None**

5. **OFFICER REPORTS**

- **President**
  - Review of Rules and Regulations, IV, A General Rules 1-26 – **First six rules were discussed prior to meeting ending. Further discussion will be held at the next meeting.**
  - Discussion on Contractors entering Units Survey – **Discussion held.**
  - Key inspection results – **Discussion held.**
  - Customer Services Representative Transition Discussion – **Discussion held.**
- **Vice-President**
  - Discussion of whether to send out RFPs for property management company – **Discussion held.**
  - CC&R Status Discussion – **Discussion held.**
  - Discussion on Setting a Virtual Meeting Policy – **Discussion held.**
- **Treasurer**
  - Financial Discussion – **Discussion held.**
  - Board Approval of Association Finances – **Andy Santamaria moves, Randy Stokes seconds, to approve the SB2912 review of association finances document and to authorize the President to sign the document on behalf of the Board. Motion passes 4-0.**
- **Secretary**
- **Director – No Report**

6. **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**

7. **LIENS – Approval to prepare three liens for: \$921.38; \$921.38 and \$924.77. Andy Santamaria moves, Randy Stokes seconds, to approve the processing of the three liens and to authorize the President to sign the document on behalf of the Board. Motion passes 4-0.**
8. **OPEN FORUM – Due to the unexpected departure of two Directors at 11:10 am, the meeting was adjourned since there was no quorum. Both the President and the Treasurer stayed after the meeting to informally discuss issues that the owners wished to present to the Board.**
9. **NEXT MEETING – The next meeting will be held at 10:00am, January 9, 2021.**
10. **MEETING ADJOURNED – Meeting adjourned at 11:10 am.**

A. Santamaria 1/9/2021