

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, FEBRUARY 13, 2021 @ 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 (Present)
Page LaPenn – Director (Present)

EXECUTIVE SESSION SUMMARY - The Board discussed three violation events, approved the January 9, 2021 Executive Board Meeting Minutes, discussed the use of the Lordon electronic payment process, and discussed an attorney contract to assist in future CC&R passage attempts.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA** - None
4. **CONSENT AGENDA** – Randy Stokes moves, Carol Falin seconds, to approve the expenditure portion of the Consent Agenda. Motion passes 5-0. Andy Santamaria moves, Carol Falin seconds, to approve the January 9, 2021 Open Board Minutes. Motion passes 3-0 since Page LaPenn and Randy Stokes were not present at that meeting.
Expenditures (sample)
 - \$24,485 - Tree/Palm Tree Work
 - \$5,391 – COA Insurance Premium
 - \$5,000 – Gutter Cleaning
 - \$4,845 – Elevator Service (3 months)
 - \$4,100 – Monthly Landscape Fee
 - \$2,595 – SoCalGas Monthly Bill
 - \$2,345 – SC Edison Monthly Bill
 - \$1,700 – Management Fee
 - \$1,229 – Building 4 Gas Leak Repair
 - \$1,164 – Monthly Pool Service
 - \$929 – City Tree Permit Fee
 - \$840 – Worker's Comp Insurance Fee
 - \$480 – Monthly Pest Control Service
 - \$404 – Frontier Monthly Phone Service
 - \$308 – Printing and Postage
 - \$294 – Pedestrian Gate Repair
 - January 9, 2021 Open Board Minutes

5. **COMMITTEE REPORTS**

6. **OFFICER REPORTS**

- **President**
 - Discussion on Bringing Back Painting Staff – **Discussion held**
 - Discussion on Civil Code 5551 – Required Balcony Inspection Project – **Discussion held**
 - Revision of RV Parking Policy to address allowable vehicle sizes in RV parking spots **Andy Santamaria moves, Randy Stokes seconds, to send a revised RV Parking Policy to the owners for review stating that the maximum size of a vehicle/trailer allowed to park in the RV parking spots is 35 feet. Motion passes 3-0 with Carol Falin and Paige LaPenn abstaining due to a conflict of interest since they both park vehicles in the RV parking area.**
 - Designating two Directors as Architectural Committee Members to only review/approve:
1) installation of approved sliding glass doors and windows 2) floor installation over approved underlayment for 2nd and 3rd floor condo units 3) installation of approved security/screen doors – **Andy Santamaria moves, Randy Stokes seconds, to establish a committee to be issued a name designation later with no person designated as a Chair composed of two directors who will be authorized to review/approve architectural applications only involving sliding glass doors and windows installation, installations of floors over approved underlayment for 2nd and 3rd floor condo units, and installation of approved security/screen doors. Motion passes 5-0. Carol Falin and Barbara Lopez volunteered to be on this committee.**
 - Revision of Architectural Application form – **Discussion held**
 - Discussion on timing of distribution of modified Rules to owners - **Discussion held**
 - Discussion on ability to enforce existing and new Rules – **Discussion held**
 - Review of Rules and Regulations, D Balconies and Patios, 5 – fire pit discussion – **Discussion held**
 - Review of Rules and Regulations, IV, B. Rental Units and C. Architectural Alterations, Additions, or Modifications – **Discussion held**
- **Vice-President – No report**
- **Treasurer**
 - Financial Discussion – **Report presented**
 - Board Approval of Association Finances – **Andy Santamaria moves, Randy Stokes seconds, to approve the signing of the SB 2912 document on the review of association finances and to authorize the President to sign the document on behalf of the Board. Motion passes 5-0.**
- **Secretary – No report**
- **Director – No report**

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

- 976 Lighthouse Way – Town Home – Installation of Driveway Curbside Bridge Ramp – **Andy Santamaria moves, Randy Stokes seconds, to approve the application to install a driveway curbside bridge ramp at 976 Lighthouse Way on the following conditions: 1) COA insurance company does not object to the installation 2) there are no water flow issues at the curb 3) owner provides copy of homeowner's insurance showing that the COA is shown as an additional insured 4) the ramp color should be yellow to facilitate viewing it 5) ramp may not be secured to the street or concrete in any manner. Motion passes 5-0.**
- 546 Ebbtide Circle – Building 1, 1st Floor – Replacement of sliding glass doors and window with COA approved material. - **Andy Santamaria moves, Randy Stokes seconds, approval of Architectural Application for 546 Ebbtide Circle. Motion passes 5-0.**
- 628 Sunfish Way – Building 2, 2nd Floor – Replacement of sliding glass door with COA approved material. - **Andy Santamaria moves, Randy Stokes seconds, approval of Architectural Application for 628 Sunfish Way. Motion passes 5-0.**

- 691 Bluewater Way – Building 8, 2nd Floor – Installation of COA approved Security Door
Andy Santamaria moves, Randy Stokes seconds, approval of Architectural Application for 691 Bluewater Way. Motion passes 5-0.
- 8. **LIENS** – Approval to prepare one lien for \$1,799.89. - **Andy Santamaria moves, Randy Stokes seconds, to approve the preparation of one lien and to authorize the president to sign the document on behalf of the Board. Motion passes 5-0.**
- 9. **NEXT MEETING** – The next meeting will be held at 10:00am, March 13, 2021.
- 10. **MEETING ADJOURNED** – Meeting was adjourned at 12:00 pm

A. Santamaria 3/13/2021