



Surfside III
Condominium Owners' Association, Inc

RV PARKING PROGRAM

The comments for the changes to the Recreational Vehicle Parking Program will be discussed at the April 10, 2021 Board Meeting. Owners can call 1-844-854-2222 (toll free) and enter access code 822680# to participate in the Board Meeting which starts at 10:00.

BALCONY INSPECTION PROGRAM

The Board has received and is reviewing several proposals from firms to perform the tasks in Senate Bill 326. A decision on awarding the balcony inspection project is planned to be made at the May 8, 2021 Board Meeting. Depending on the services being provided, entrance to all or selected units will be necessary for the contracted staff to inspect the balconies.

So that owners can become aware of what this State mandated program requires to be done, please view the Balcony Inspection video listed below:

<https://www.youtube.com/watch?v=IB5x6WND5EQ>

The complete cost of this project is unknown currently. The cost of the inspection portion of the program will be known once negotiations with the successful proposer are concluded. If, during inspection, balconies/walkways are shown to be in need of repair, these construction costs will be added to the project cost. The cost to each owner could be **\$700 to \$1,000** depending on the number of damaged balconies/walkways.

The Board will discuss funding options so that the financial impact can be distributed over time.

KEY CHECK

In order to prepare for the Balcony Inspection Project, all owners are requested to make sure that a working copy of their unit's doors has been provided to the Office. Once the contractor has identified which units will be entered in order to inspect the balconies, staff will check the unit's key to make sure the contractor has access to the unit in case the resident is not there. If the key does not work, a locksmith will be called to enter the unit. The typical fee for this is **\$180.00** and this amount will be assessed to the owner's account.

RAIL PAINTING

In March 2020, the COA painters were furloughed. A follow-up survey indicated that only a handful of owners wanted staff to enter their units to proceed with the painting of the balcony rails. Now that the 2022 budget is being discussed, an additional estimated \$500,000 will be needed to be added to the Reserve Budget to hire a painting firm that will access the condo balcony rails by using ladders to paint the rails. Based on past experiences, the rails require painting every three to four years so the cost might be \$125,000/year (4-year cycle) or about **\$34/month/unit**. These funds would allow the rails of two to three condo buildings to be painted per year by a contractor.

If you have comments on this proposal, please contact the Board President at a67sand@aol.com.



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BBQs

24 California Code of Regulations (CCR) Section 308.1.4. Open-flame Cooking Devices

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

The Board will be discussing the modification of Surfside III, COA Rules and Regulations – D. Balconies and Patios, 5 at the April 10, 2021 Board Meeting in order to comply with the existing State rule. This rule will affect both the condos and the town homes.

BOARD ELECTIONS

It's that time to think about becoming a Board Member candidate. The election process will begin in June 2021 with a call for candidates. The election ballots will be counted on October 9, 2021. If you are interested in finding out more, please contact the Board President at a67sand@aol.com.