

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE)
SATURDAY, APRIL 10, 2021 @ 10:00am MINUTES
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 Task Order for the A7 Group, Inc. for the Balcony Inspection Project was added to the agenda as an emergency addition, discussions were held with five owners regarding violations, discussion was held on a law firm's request to obtain a copy of the COA's governing documents, the March 13, 2021 Executive Board Meeting Minutes were approved, and a \$3,000.00 Sidewalk Replacement Project was awarded to JSL Mastery Paving, Inc.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA- None**
4. **CONSENT AGENDA - Andy Santamaria moves, Randy Stokes seconds, to approve the expenditure portion of the Consent Agenda. Motion passes 5-0. Andy Santamaria moves, Carol Falin seconds, to approve the March 13, 2021 Open Board Meeting Minutes. Motion passes 4-0-1 with Randy Stokes abstaining since he did not attend that meeting.**
Expenditures (sample)
 - \$14,293 - Balcony Repair
 - \$10,084 - Umbrella, Crime, D&O Insurance
 - \$5,391 - General Liability Insurance
 - \$1,700 - Management Fee
 - \$1,240 - Termite Service
 - \$840 - Workers Comp Insurance
 - \$572 - Pool Service
 - \$530 - Phone Bill
 - \$438 - Printing and Postage
 - \$386 - Alarm Bill
 - March 13, 2021 Open Board Minutes
5. **COMMITTEE REPORTS**
 - Unit Improvement Committee - Report on application submitted: 1) **626 Sunfish Way**, 15¹ floor, Building 2, replacement of sliding glass door and windows with approved COA approved material. Action Taken: Approved 2) **568 Ebbitide Circle**, 2nd floor, Building 1,

replacement of sliding door and windows with approved COA approved material. Action Taken: Approved 3) 681 Reef Circle , 1st floor, Building 4, installation of security door. Action Taken: Approved.

6. OFFICER REPORTS

- President
 - Revision of RV Parking Policy to address allowable vehicle sizes in RV parking spots - Andy Santamaria moves, Randy Stokes seconds, to approve that the following language be inserted in the Recreational Vehicle Parking Program Policy "*Vehicles may park in the RV 1 and RV 2 parking spots as long as they don't intrude more than 6' past the outside edge (where the concrete gutter meets the main parking lot asphalt) of the concrete gutter which is adjacent to the main parking lot. Vehicles may park in the remaining RV parking spots (3 through 10) as long as they don't intrude past the outside edge of the concrete gutter and into the main parking lot.*" and that the new policy be sent to all owners. Motion passes 5-0.
 - Revision of D: Balconies and Patios Rule 5. BBQs to comply with the Fire Code - In order to comply with the California Fire Code and the COA's insurance policy requirements, Andy Santamaria moves, Randy Stokes seconds, to approve the following modification to the Rules and Regulations D. Balconies and Patios Rule 5: "*Gas/propane grills, charcoal grills, fireplaces, fire pits, heat lamps and other heat producing devices including their fuel source are prohibited to be used/stored on any condo building balcony. These heat producing devices including their fuel source may be used/stored in the town home patios as long as they are located a minimum of 10' away from the town home structure.*" and that the modified rule be sent to the owners for the required 28-day review period. Motion passes 5-0.
 - Discussion on the actions needed for the opening of the Clubhouse - lack of liability insurance; if this issue is resolved, then discussion of inclusion of costs for contracting out or in-house staffing for security, sanitizing and reservation monitoring - Discussion was held and the Board may take further action in June 2021 when the State issues its revised pandemic requirements.
 - Budget discussion on Balcony Inspection/Repair Project - Discussion was held stating that the Board will be negotiating with the A7 Group, Inc to proceed with the Balcony Inspection Project.
 - Budget discussion on using contractors for rail painting - Discussion was held as to the cost of painting the existing rails using contractors and exploring other options such as installation of vinyl rails. Further reports on this matter will be provided by Director LaPenn.
 - Budget discussion on inclusion of costs in the Reserves for the water line re-piping of condo buildings and town homes - Discussion was held as to the need to include reserve funds for the re-piping of the structures in the 2022 Budget which is being worked on.
 - Discussion on the two balloon loan payments due April 2027 - \$2.6 Million - Discussion was held to explore funding options which may include refinancing the existing two loans and having a line of credit.
 - Review of Rules and Regulations, IV, C. Architectural Alterations, Add itions, or Modifications and D: Balconies and Patios - Discussion continues on the review of the Rules.
- Vice-President - No Report
- Treasurer
 - Financial Discussion - Report presented
 - Board Approval of Association Finances - SB 2912 - Andy Santamaria moves, Randy Stokes seconds, to approve the association finances per SB 2912 and to authorize the President to sign the form on behalf of the Board. Motion passes 5-0.
- Secretary - No Report

- Director - Discussion on Short-Term Rental Document - **Report presented and Director LaPenn will continue to work on short-term rental conditions to be presented to the Board at a future meeting.**

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

- **626 Sunfish Way** - 1st floor, Building 2, installation of new bathtub and tile surround with approved materials - **Andy Santamaria moves, Barbara Lopez seconds, to approve the architectural application for 626 Sunfish Way. Motion passes 5-0.**
- **609 Sunfish Way** - 2nd floor , Building 3, replacement of tub with shower with approved materials - **Andy Santamaria moves, Randy Stokes seconds, to approve the architectural application for 609 Sunfish Way. Motion passes 5-0.**

8. **LIENS**

- Approval to prepare one lien for \$1,547.84 . - **Andy Santamaria moves, Randy Stokes seconds, to authorize the preparation of one lien for \$1,547.84 and to authorize the President to sign the form on behalf of the Board. Motion passes 5-0.**

9. **NEXT MEETING** - The next meeting will be held at 10:00am, May 8, 2021.

JO. **MEETING ADJOURNED-12:00 pm**

A. Santamaria 5/8/2021