

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, MAY 8, 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 – **Scheduled Absence**
Page LaPenn – Director - **Present**

EXECUTIVE SESSION SUMMARY - The Board discussed: violation issues with seven owners, pursuing legal action against a firm, and filing a water damage insurance claim. The Board approved the April 10, 2021 Executive Board Meeting Minutes, the signing of a CPA representation letter with Owens, Moskowitz and Associates, Inc., and awarded the \$28,450 Balcony Inspection Project to A7 Group, Inc.

GUEST/PRESENTATION

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA - None**
4. **CONSENT AGENDA – Randy Stokes moves, Carol Falin seconds, the approval of the Consent Agenda. Motion passes 4-0.**
Expenditures (sample)
 - \$4,845 – Elevator Service
 - \$4,100 – Monthly Landscaping Fee
 - \$3,500 – Post Repair
 - \$602 – Pool Service
 - \$480 – Pest Control
 - \$532– Attorney Bill
 - \$524 – Fire Alarm Service
 - \$399 – Keys
 - \$310 – CAI Membership Fee
 - \$317 – Paint
 - \$200 – Gutter repair
 - April 10, 2021 Open Board Minutes
5. **COMMITTEE REPORTS**
 - Unit Improvement Committee – Report on application submitted: 1) 976 Lighthouse Way, town home, replacement of sliding glass door with approved COA approved material. Action Taken: Approved – Report provided
6. **OFFICER REPORTS**

- President
 - Revision of D: Balconies and Patios **Rule 8**. Lights on patios and balconies – Includes Light Survey Results – **Discussion held**.
 - Review of Rules and Regulations, IV, C. Architectural Alterations, Additions, or Modifications and D: Balconies and Patios – **Discussion held**.
- Vice-President – **No report**
- Treasurer
 - Financial Discussion – **Report provided**
 - Board Approval of Association Finances – SB 2912 – **Postponed till next month**.
- Secretary – **No report**
- Director – **Comments made that at the next meeting, discussion will be held on Air BnB issues as well as the option of replacing the metal condo rails with vinyl ones.**

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

- **784 Seawind Way** – town home: 1) request to expand back patio into common area **Andy Santamaria moves, Page LaPenn seconds, to deny the application due to lack of required information. Motion passes 4-0.** 2) request to install a patio/balcony over the garage **Andy Santamaria moves, Randy Stokes seconds, to deny the application due to lack of required information. Motion passes 4-0.** 3) request to install solar panels on the unit's roof. **Andy Santamaria moves, Randy Stokes seconds, to deny the application due to lack of required information. Motion passes 4-0.**
- **944 Lighthouse Way** – Building 7, First Floor condo unit, replacement of existing tub with a shower enclosure; install tile on floor (first floor units do not require underlayment). **Andy Santamaria moves, Page LaPenn seconds, to approve the application. Motion passes 4-0.**
- **645 Sunfish Way** – Building 3, Second Floor condo unit, replace floor with floor panels over approved underlayment (QT 4010), install recessed lights, paint unit and install new cabinets. **Andy Santamaria moves, Randy Stokes seconds, to approve the application. Motion passes 4-0.**

8. **LIENS**

- Approval to prepare three liens for \$1,209.19, \$1,175.06 and \$1,189.40. **Andy Santamaria moves, Carol Falin seconds, to authorize the President to sign the form required to prepare the three liens. Motion passes 4-0.**

9. **NEXT MEETING** – The next meeting will be held at 10:00am, June 12, 2021.

10. **MEETING ADJOURNED** – Meeting was adjourned at 11:15 am

A. Santamaria 6/12/2021