

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE)
SATURDAY, JUNE 12, 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
Vacant – Vice –President
Carol Falin – Treasurer
Barbara Lopez - Secretary
Page LaPenn – Director

EXECUTIVE SESSION SUMMARY

GUEST/PRESENTATION

2. OPEN FORUM

3. EMERGENCY ADDITIONS TO AGENDA

4. CONSENT AGENDA

Expenditures (sample)

- \$14,225 – ½ Balcony Inspection Fee
- \$7,500 – Trash Enclosure Modification
- \$5,890 – Townhome Drywall Installation
- \$5,391 – COA Monthly Insurance
- \$5,350 – Water Line Re-piping of Townhome
- \$4,100 – Monthly Landscaping Fee
- \$2,600 – Trash Enclosure Repair
- \$2,500 – Patio Slab Replacement
- \$2,455 – Alarm System Yearly Maintenance
- \$1,700 – Monthly Management Fee
- \$1,629 – Industrial Way Exit Gate Repair
- \$1,298 – CPA Services
- \$673 – Collection Service
- \$603 – Pool/Spa Service
- \$570 – Clubhouse Cleaning Fee (\$95/week)
- \$480 – Pest Control
- \$406 – Telephone Bill
- \$335 – Termite Service
- May 8, 2021 Open Board Minutes

5. COMMITTEE REPORTS

- **Unit Improvement Committee** –Report on application submitted: 1) **962 Lighthouse Way**, town home, replacement of sliding glass door with approved COA approved material. Action Taken: Approved 2) **687 Bluewater Way**, 3rd floor, Building 8, replacement of one bedroom

window with approved material and replacement of wooden floor over existing approved underlayment. Action Taken: Approved

- **Budget Committee** – Application of Bruce Kulpa, 681 Reef Circle, to join the Budget Committee.

6. OFFICER REPORTS

- President
 - Board Vacancy – Bruce Spradlin, 982 Lighthouse Way has applied for the vacant Director position.
 - Election of Officers
 - Discussion of motion that if after pursuing the protection of the COA’s Directors and Officers Insurance Policy there is further legal protection required, that the Board Directors will be provided legal representation at no cost as well as payment of any resulting damages awarded for authorizing the opening of the Clubhouse in compliance with State, County, or City regulations regarding COVID-19.
 - Clubhouse Discussion including hiring of Clubhouse Attendants/Porter
 - Board Meeting (Location, In-Person and Virtual, Virtual Only)
 - Revision of D: Balconies and Patios **Rule 5**. Lights on patios and balconies – **Proposed Rule: “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 or town home balcony/garage patio deck. These heat producing devices including their fuel source may be used/stored in the town home patios if they are located a minimum of 10’ away from the town home structure. Gas, propane or other similar fuel sources may not be stored inside units.”**
 - Survey on the addition of BBQs at selected sites in the complex
 - Discussion on Placement of Chaise Lounge structure in townhome patio 774 Seawind Way
 - Review of Rules and Regulations, IV, D: Balconies and Patios
- Vice-President
- Treasurer
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for April 2021
- Secretary
- Director

7. ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL

- **634 Sunfish Way** – Building 2, 2nd Floor – due to water damage, drywall as well as shower unit with base is being replaced, laminate flooring is being placed over Regupol Sonus 10 mm
- **632 Sunfish Way** – Building 2, 1st Floor – installation of drywall, shower unit, recessed lights in ceiling, vanity, kitchen remodel, popcorn ceiling removal
- **612 Sunfish Way** – Building 2, 3rd Floor – installation of laminate floor over underlayment that is not approved for use.
- **910 Lighthouse Way** – Building 7, 2nd Floor – installation of new front door meeting COA specifications.

8. LIENS - None

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

10. MEETING ADJOURNED