

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.**  
**OPEN AGENDA (AUDIO CONFERENCE) MINUTES**  
**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 - **Present**  
Vacant – Vice –President  
Carol Falin – Treasurer - **Present**  
Barbara Lopez – Secretary - **Present**  
Page LaPenn – Director – **Scheduled Absence**

**EXECUTIVE SESSION SUMMARY** The earthquake insurance proposal was added to the agenda and a \$128,390.33 insurance policy was approved, violation discussion occurred on three units, the Executive Meeting Minutes were approved, and a Reserve Study proposal from McCaffery Reserve Consulting was approved for \$450.00.

**GUEST/PRESENTATION - None**

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA - None**
4. **CONSENT AGENDA** Andy Santamaria moves, Carol Falin seconds, to approve the Consent Agenda. Motion passes 3-0-2 with Page LaPenn being absent and with Bruce Spradlin abstaining.  
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**, 3<sup>rd</sup> floor, Building 8, replacement of one bedroom window with approved material and replacement of wooden floor over existing approved underlayment. Action Taken: Approved – **Report Provided**
- **Budget Committee** – Application of Bruce Kulpa, 681 Reef Circle, to join the Budget Committee. **Purna Pai, Chair, moves, Andy Santamaria seconds, to approve the addition of Bruce Kulpa to the Budget Committee. Motion passes 5-0-1 with Page LaPenn being absent.**

6. **OFFICER REPORTS**

- President
  - Board Vacancy – Bruce Spradlin, 982 Lighthouse Way has applied for the vacant Director position. **Andy Santamaria moves, Carol Falin seconds, to appoint Bruce Spradlin as a Director. Motion passes 3-0-1 with Page LaPenn being absent.**
  - Election of Officers – **Andy Santamaria moves, Carol Falin seconds, to have the following officers: Andy Santamaria, President; Bruce Spradlin, Vice-President; Carol Falin, Treasurer; Barbara Lopez, Secretary; Page LaPenn, Director. Motion passes 4-0-1 with Page LaPenn being absent.**
  - 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. **No action taken. Article IV, Section 9 of CC&Rs provides protection.**
  - Clubhouse Discussion including hiring of Clubhouse Attendants/Porter **Andy Santamaria moves, Carol Falin seconds, to open the Clubhouse on July 1, 2021 and to authorize the President or his representative to perform the actions needed for this to occur. Motion passes 4-0-1 with Page LaPenn being absent.**
  - Board Meeting (Location, In-Person and Virtual, Virtual Only) **The next meeting will be conducted virtually.**
  - 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.”** Andy Santamaria moves, Bruce Spradlin seconds, to approve the revised Rule 5 as written. Motion passes 2-1 with Carol Falin voting no, and Page LaPenn and Barbara Lopez being absent.
  - Survey on the addition of BBQs at selected sites in the complex **Two comments were received both stating that no additional BBQs be installed in other common areas.**
  - Discussion on Placement of Chaise Lounge structure in townhome patio 774 Seawind Way **Andy Santamaria moves, Carol Falin seconds, to approve the placement of the Chaise Lounge in the townhome patio at 774 Seawind Way. Motion passes 4-0-1 with Page LaPenn being absent.**
  - Review of Rules and Regulations, IV, D: Balconies and Patios **Discussion held**
- Vice-President – **No Report**
- Treasurer
  - Financial Discussion – **Report provided.**
  - Board Approval of Association Finances – SB 2912 for April 2021 **Andy Santamaria moves, Carol Falin seconds, to approve the April 2021 Association Finances and to authorize the President to sign the SB 2912 on behalf of the Board. Motion passes 3-0-2 with Page LaPenn being absent and Bruce Spradlin abstaining.**

- Secretary – No Report
- Director – No Report

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

- **634 Sunfish Way** – Building 2, 2<sup>nd</sup> 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 **Andy Santamaria** moves, **Bruce Spradlin** seconds, to **approve the 634 Sunfish Way architectural application. Motion passes 4-0-1 with Page LaPenn being absent.**
- **632 Sunfish Way** – Building 2, 1<sup>st</sup> Floor – installation of drywall, shower unit, recessed lights in ceiling, vanity, kitchen remodel, popcorn ceiling removal **Andy Santamaria** moves, **Bruce Spradlin** seconds, to **approve the 632 Sunfish Way architectural application. Motion passes 4-0-1 with Page LaPenn being absent.**
- **612 Sunfish Way** – Building 2, 3<sup>rd</sup> Floor – installation of laminate floor over underlayment that is not approved for use. **Andy Santamaria** moves, **Bruce Spradlin** seconds, to **deny the 612 Sunfish Way architectural application since the proposed underlayment to be installed does not meet the COA standards. Motion passes 4-0-1 with Page LaPenn being absent.**
- **910 Lighthouse Way** – Building 7, 2<sup>nd</sup> Floor – installation of new front door meeting COA specifications. **Andy Santamaria** moves, **Bruce Spradlin** seconds, to **approve the 910 Lighthouse Way architectural application. Motion passes 4-0-1 with Page LaPenn being absent.**

8. **LIENS - None**

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

10. **MEETING ADJOURNED: 11:45 am**

*A. Santamaria 7/10/2021*