

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, JULY 10, 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
Bruce Spradlin – Vice –President - Present
Carol Falin – Treasurer - Present
Barbara Lopez – Secretary - Present
Page LaPenn – Director - Present

EXECUTIVE SESSION SUMMARY - An emergency addition was added to the agenda which involved the hiring of a Pool Area Monitor, a discussion with one owner regarding a violation, a discussion on future ADR procedures, approval of the June 12, 2021, Executive Board Meeting Minutes, award of the Street Seal Coat Project Contract to General Pavement Management for \$23,897.00, and approval of a one-year extension of the landscaping service contract with Garcia's Landscaping Maintenance for \$62,400.00.

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 4-0-1 with Page LaPenn abstaining since she was absent for that meeting.**
Expenditures (sample)
 - \$128,390 – Earthquake Insurance Premium – yearly
 - \$8,000 – Rail Painting – eleven first floor units
 - \$5,391 – General Liability Insurance Premium - monthly
 - \$4,100 – Monthly Landscaping Invoice
 - \$1,704 – Attorney Fees
 - \$955 – Printing and Postage
 - \$875 – Rail Welding Fee – several locations
 - \$840 – Workers Comp Insurance Premium Monthly
 - \$839 – Front Gate Batteries used when power turns off
 - \$668 – Pool Service
 - \$665 – Clubhouse Cleaning – seven times
 - \$480 – Pest Control Fees – Monthly
 - \$330 – Irrigation Line Repairs
 - \$304 – Front Gate Repair
 - \$323 – Late Bills Collection Fee
 - \$225 – Irrigation Valve Replacement
 - June 12, 2021, Open Board Minutes

5. **COMMITTEE REPORTS**

- Unit Improvement Committee – Report on application submitted: 1) **656 Sunfish Way**, Building 2, 3rd floor, replacement of sliding glass door with approved COA approved material. Action Taken: Approved – **Report given**

6. **OFFICER REPORTS**

- President
 - Clubhouse Report – **Andy Santamaria moves, Page LaPenn seconds, to approve the installation of a pool safety fence at the two entrances to the Clubhouse. Motion passes 5-0.**
 - Rules and Regulations Committee Chair Replacement – **Andy Santamaria moves, Carol Falin seconds, to appoint Lya Findel as the Chair of the Rules and Regulations Committee to fill the vacancy caused by Ellis Faraci's departure. Motion passes 5-0.**
 - Review of Rules and Regulations, IV, E. Parking and Vehicles – **Re-scheduled to next meeting.**
- Vice-President – **No Report**
- Treasurer
 - Financial Discussion – **Report given**
 - Revision of D: Balconies and Patios **Rule 8**. Lights on patios and balconies – Includes comments received about proposed rule change – **Discussion held.**
 - Board Approval of Association Finances – SB 2912 for May 2021 – **Andy Santamaria moves, Carol Falin seconds, to approve the SB 2912 financial review form for May 2021 and to authorize the President to sign the form on behalf of the Board. Motion passes 5-0.**
- Secretary – Re-visit of D. Balconies and Patios **Rule 5** -BBQs – **Discussion held.**
- Director – **No Report**

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

- **784 Seawind Way** – town home, request to install solar panels on the unit's roof was submitted unsigned. Owner contacted about lack of application signature. – **Andy Santamaria moves, Bruce Spradlin seconds, to deny the application since the owner did not sign it. Motion passes 5-0.**
- **645 Sunfish Way** – Building 3, 2nd floor, request to install new front door and security door which meet the COA standards. – **Andy Santamaria moves, Bruce Spradlin seconds, to approve the application. Motion passes 5-0.**

8. **LIENS**

- Approval to prepare one lien for \$2,975.70. – **Andy Santamaria moves, Bruce Spradlin seconds, to approve the preparation of one lien 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, August 14, 2021.

10. **MEETING ADJOURNED** – 11:23 pm

A. Santamaria 8/14/2021