

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, AUGUST 14, 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 – 10:03 am**
Andy Santamaria – President - **Present**
Bruce Spradlin – Vice –President - **Present**
Carol Falin – Treasurer - **Present**
Barbara Lopez - Secretary – **Scheduled Absence**
Vacant – Director

EXECUTIVE SESSION SUMMARY – Board approved the addition of the CPA contract discussion to be added to the agenda, Board discussed the Roseman Law comments on the Clubhouse operations, the July 10, 2021, Executive Board Meeting Minutes were approved, Owens, Moskowitz, and Associates, Inc. was awarded a \$2,500.00 contract to perform an audit and to prepare the COA's taxes.

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 Barbara Lopez being absent.**
Expenditures (sample)
 - \$8,000 – Condo Rail Painting
 - \$5,690 – Building 6 Stairway Repair
 - \$4,845 – Elevator Service (2 months)
 - \$4,130 – Landscaping
 - \$2,078 – Maintenance Supplies
 - \$1,700 – Management Monthly Service
 - \$976 – Pool Service
 - \$755 – Clubhouse Cleaning
 - \$660 – Termite Service
 - \$554 – County Pool Permit
 - \$480 – Pest Control Service
 - \$375 – Unit Inspections
 - \$345 – Plumbing
 - \$270 – Electrical Light Repairs
 - \$217 – Gate Repairs
 - July 10, 2021, Open Board Minutes

5. **COMMITTEE REPORTS**

- Unit Improvement Committee – Report on application submitted: 1) 695 Reef Circle, Building 4, 2nd floor, replacement of sliding glass door/windows with approved COA approved material. Action Taken: Approved – **Report provided.**
- Budget Committee – Report on on-going activities involving the Reserve Study, refinancing of existing loans, and review of operational budget. – **Report provided.** Andy Santamaria moves, Lya Findel seconds, to approve the Reserve Analysis Report for the fiscal year end date of December 31, 2021. Motion passes 4-0-1 with Barbara Lopez being absent.

6. **OFFICER REPORTS**

- President
 - Board Vacancy – **Page LaPenn resigned her director position on August 9, 2021. At the start of the meeting, after discussion, Andy Santamaria moves, Bruce Spradlin seconds, to appoint Lya Findel to the vacant director position and to keep the other existing director positions as is. Motion passes 4-0-1 with Barbara Lopez being absent. Director Positions are: President – Andy Santamaria; Vice-President – Bruce Spradlin; Treasurer – Carol Falin; Secretary – Barbara Lopez; Director – Lya Findel.**
 - Reserve Study Discussion/Approval – **Previously discussed.**
 - Review of CC&R Article VII, Section 11 dealing with number of pets and Rules and Regulations Section 5. Pet Rules, Rule 2 – Occupants may not have more than 3 pets in their unit. CC&R discussion. **Discussion held. Board to discuss issue with law firm.**
 - Review of Rules and Regulations, IV, E. Parking and Vehicles – **Discussion held.**
- Vice-President
- Treasurer
 - Financial Discussion – **Report provided**
 - 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 June 2021 – **Andy Santamaria moves, Lya Findel seconds, to approve the SB 2912 financial review form for June 2021, and to authorize the President to sign the form on behalf of the Board. Motion passes 4-0-1 with Barbara Lopez being absent.**
- Secretary
- Director

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

8. **LIENS**

9. **NEXT MEETING** – The next meeting will be held at 10:00am, September 11, 2021.

10. **MEETING ADJOURNED – 11:20 am**

A. Santamaria 9/11/2021