

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE)
SATURDAY, SEPTEMBER 11, 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
Bruce Spradlin – Vice –President
Carol Falin – Treasurer
Barbara Lopez - Secretary
Lya Findel – Director

EXECUTIVE SESSION SUMMARY

GUEST/PRESENTATION

2. OPEN FORUM

3. EMERGENCY ADDITIONS TO AGENDA

4. CONSENT AGENDA

Expenditures (sample)

- \$24,000 – Condo Rail Painting First floor units for three buildings
- \$13,342 – Common Walkway Condo Rail Painting
- \$10,669 – Insurance
- \$7,100 – Building 1 Roofing Repair
- \$3,500 – Carport Post Repairs
- \$1,700 – Lordon Management Services
- \$1,505 – Pool Service
- \$1,250 - CPA Services
- \$1,166 – Fire Extinguisher Replacements
- \$846 – Alarm Service
- \$734 – Workers Comp Insurance
- \$480 – Pest Control Service
- \$375 – Arborist Service
- \$320 – Printing and Postage
- \$275 – Termite Service
- \$230 – Gym Equipment Repair
- August 14, 2021, Open Board Minutes

5. COMMITTEE REPORTS

- Unit Improvement Committee – Report on application submitted: 1) **654 Sunfish Way**, Building 2, 2nd floor, replacement of sliding glass window with approved COA approved material. Action Taken: Approved. 2) **621 Sunfish Way**, Building 3, 2nd floor, replacement of sliding glass door with COA approved three-panel door due to size of opening. Action Taken:

Approved. 3) **606 Sunfish Way**, Building 2, 3rd floor, installation of COA approved screen door. Action Taken: Approved

- Budget Committee – Recommendation for the Budget Committee to proceed with negotiations to refinance the existing two loans equaling \$5 million dollars and including \$500,000 in the new loan to fund the balcony repairs and other Capital Projects over a period of 12.5 years at a rate of 4%. Estimated loan repayment amount is \$152/unit/month.

6. OFFICER REPORTS

- President
 - Recommendation to proceed with a Special Assessment process concept, if necessary, if it is determined that the refinancing loan will need to be divided into two loans: One for \$5 million dollars over a period of 12.5 years at a rate of 4% and only needing Board approval with an estimated loan repayment amount of \$138/unit/month; the other, for \$500,000 over a period of 12.5 years at a rate of 4% with an estimated loan repayment amount of \$14/unit/month and which will need to be approved by a majority of the owners. Numbers may change based on negotiations with the bank.
 - Discussion on proceeding with updating CC&R Article VII, Section 11, Pets, to reflect that each unit may have three animals
 - Review of Rules and Regulations, IV, F. Pet Rules
- Vice-President
- Treasurer
 - Financial Discussion
 - Revision of D: Balconies and Patios **Rule 8**. Lights on patios and balconies – Includes comments received about proposed rule change
 - Board Approval of Association Finances – SB 2912 for July 2021
- Secretary
- Director

7. ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL

- **644 Sunfish Way** – Building 2, 3rd floor, request to install a replacement electrical breaker panel which meets the COA standards. City Permit has been submitted.
- **634 Sunfish Way** – Building 2, 2nd floor, request to replace bathtub with new bathtub which meets the COA standards.

8. LIENS

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

10. MEETING ADJOURNED