

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

EXECUTIVE SESSION SUMMARY - Board discussed two owner violations and a submitted payment plan, and approved the August 14, 2021, Executive Board meeting minutes.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA - None**
4. **CONSENT AGENDA – Andy Santamaria moves, Lya Findel seconds, the approval of the Consent Agenda. Motion passes 5-0.**
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 – Report provided**
 - 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. **Bruce Kulpa provided a report. Andy Santamaria moves, Bruce Spradlin seconds, to authorize the Budget Committee to proceed with negotiations to refinance the existing two loans (\$5 million dollars) and obtain an additional \$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% and to present the loan documents to the Board when they are ready to be executed. Motion passes 5-0.**

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. **Since loan payments will be made through the budget process, no special assessment is required.**
 - Discussion on proceeding with updating CC&R Article VII, Section 11, Pets, to reflect that each unit may have three animals **Andy Santamaria moves, Carol Falin seconds, to proceed with the CC&R process to modify the existing CC&R Article VII, Use Restrictions, Section 11 – Pets. Motion passes 5-0.**
 - Review of Rules and Regulations, IV, F. Pet Rules – **Discussion held. Revised language to be inserted in the master draft of the Rules and Regulations which will be sent out to the owners for comments at a later date.**
- Vice-President – **No report**
- 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. Revised language to be inserted in the master draft of the Rules and Regulations which will be sent out to the owners for comments at a later date.**
 - Board Approval of Association Finances – SB 2912 for July 2021 – **Andy Santamaria moves, Carol Falin seconds, to approve the SB 2912 Board review of association finances for July 2021 and to authorize the President to sign the document on behalf of the Board. Motion passes 5-0.**
- Secretary – **No Report**
- Director – **No Report**

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. **Andy Santamaria moves, Carol Falin seconds, to approve the 644 Sunfish Way architectural application. Motion passes 5-0.**
- **634 Sunfish Way** – Building 2, 2nd floor, request to replace bathtub with new bathtub which meets the COA standards. **Andy Santamaria moves, Carol Falin seconds, to approve the 634 Sunfish Way architectural application. Motion passes 5-0.**

8. LIENS - None

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

10. **MEETING ADJOURNED** – 11:06 am

A. Santamario 10/9/2021