

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, OCTOBER 9, 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.

CALL TO ORDER THE ANNUAL ELECTION MEETING (Audio Conference) 10:00 am –
Meeting could not be held since 99 ballots had been returned as of October 8, 2021. The quorum for this first meeting was 155 ballots. The Annual Election Virtual Meeting will be held October 30, 2021, at 10:00 am and can be held since only 78 ballots are needed to proceed.

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation
- f) Results of the Election
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

1. **CALL TO ORDER OF REGULAR MEETING (Audio Conference) 10:04 am**
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 met to discuss violations with three owners, the September 11, 2021, Executive Board Meeting Minutes were approved, and the Board awarded a \$7,983 tree trimming contract to Tree Scapes to trim twenty-two trees in Lighthouse Park– five bids were received \$7,983, \$14,500, \$15,840, \$20,000, and \$48,475.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA - None**
4. **CONSENT AGENDA – Andy Santamaria moves, Bruce Spradlin seconds, to approve the Consent Agenda. Motion passes 5-0.**
Expenditures (sample)
 - \$24,297 – Seal Coat Project
 - \$18,875 – Balcony Inspection – 2nd Payment
 - \$15,273 – Rail Painting
 - \$5,278 – COA Insurance Premium
 - \$5,200 – Monthly Landscaping Fee
 - \$2,466 – Entry Gate Motor Replacement
 - \$1,700 – Management Fee

- \$1,463 – Attorney Services
- \$1,370 – Pool Service
- \$1,240 – Printing/postage – Election Material
- \$850 – Termite Service
- \$669 – Phone Service
- \$650 – Electrical – Light Replacement
- \$583 – Workers Comp Insurance Premium
- \$480 – Pest Control Service
- \$386 – Alarm Service Fee
- \$376 – Clubhouse Cleaning
- \$219 – Water Heater Check Valve
- \$200 – Sewer Line Cleanout
- September 11, 2021, Open Board Minutes

5. COMMITTEE REPORTS

- Budget Committee – Recommendation to the Board to approve the \$1,835,448 expense budget for 2022 which includes a \$152/month/unit loan repayment and an assessment to owner fee of \$489/month/unit. **Bruce Kulpa, a Budget Committee member, presented the 2022 Surfside III budget. Andy Santamaria moves, Lya Findel seconds, to approve the \$1,835,448 expense budget for 2022 which includes a \$152/month/unit loan repayment and an assessment to owner fee of \$489/month/unit. Motion passes 5-0.**
- Unit Improvement Committee – Report on applications submitted: 1) **757 Reef Circle, Building 5, 2nd floor, replacement of sliding glass window and sliders with approved COA material. Action Taken: Pending Action. Unit Improvement Committee has approved this application.** 2) **735 Reef Circle, Building 5, 3rd floor, replacement of security door with approved COA material. Action Taken: Pending Action. Unit Improvement Committee has approved this application.**

6. OFFICER REPORTS

- President
 - Discussion on motion to consider the Governor’s state of emergency and find that the emergency, per AB 361, continues to directly impact the ability of members to safely meet in person and therefore the Board will continue to meet virtually through November 15, 2021, or until this motion is extended to a further date. **Andy Santamaria moves, Lya Findel seconds, that the Board find that the Governor’s state of emergency per requirements of AB 361 continues to directly impact the ability of members to safely meet in person and therefore the Board will continue to meet virtually through November 15, 2021, or until this motion is extended to a further date. Motion passes 5-0.**
 - Update on Draft Balcony Inspection Report – **Presentation made.**
 - Discussion on Increase of Violation Notices Issued – **Presentation made.**
 - Review of Rules and Regulations, IV, F. Pet Rules (**G. Clubhouse Rules**) – **Discussion held.**
- Vice-President – **No report**
- Treasurer
 - Financial Discussion – **Presentation made.**
 - Board Approval of Association Finances – SB 2912 for August 2021- **Andy Santamaria moves, Lya Findel seconds, to approve the SB 2912 Board review of association finances for August 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

- **654 Sunfish Way** – Building 2, 2nd floor, request to install a new front door which meets the COA standards. **Andy Santamaria moves, Bruce Spradlin seconds, to approve this application. Motion passes 5-0.**
- **793 Seawind Way** – townhome, request to install a wooden gate in the back fence facing the Industrial Way entrance using the existing fence material plus hardware which meets the COA standards. – **Andy Santamaria moves, Bruce Spradlin seconds, to approve this application. Motion passes 5-0.**

8. **LIENS – No liens**

9. **NEXT MEETING** – The next meeting will be held at 10:00am, October 30, 2021.

10. **MEETING ADJOURNED** – Meeting adjourned at 11:07 am.

A. Santamaria 11/13/2021