

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, NOVEMBER 13, 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) 10:00 am**
Andy Santamaria – President - Present
Bruce Spradlin – Vice –President – Arrived 10:06 am
Carol Falin – Treasurer - Present
Barbara Lopez - Secretary - Present
Lya Findel – Director - Present

EXECUTIVE SESSION SUMMARY - October 22, 2021 (Board approved the Pacific Premier Bank refinancing loan, authorized the President and the Treasurer to sign and execute any refinancing loan documents necessary for processing the \$4.9 million loan that includes a \$561,648 annual payment and at a rate not to be less than the greater of 4.00% or the Start Rate during the term of the loan, and to maintain an annual assessment level at least equal to \$151,101 monthly for the full term of the loan. The outstanding principal will be fully amortized over approximately 132 months. and awarded a \$15,882.00 tree and palm tree trimming and stump grind contract to Brightview Tree Care Services.) **October 30, 2021** – Elected the following five Directors: Andy Santamaria – President; Bruce Spradlin – Vice-President; Carol Falin – Treasurer; Barbara Lopez – Secretary; Lya Findel – Director. **November 13, 2021** – Board discussed three violations occurring at different units, approved the October 9, 2021, Executive Board Meeting Minutes, decided not to proceed with the FHA Approval Contract with the FHA Review firm, approved the \$500.00 annual retainer fee with Roseman Law, approved going forth with investing approximately \$679,741 of Reserve Funds in a two-year CD account, and awarded a \$8,985.00 concrete grinding contract to BPR.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA - None**
4. **CONSENT AGENDA – Lya Findel moves, Carol Falin seconds, to approve the Consent Agenda. Motion passes 4-0-1 with Bruce Spradlin not voting since he was absent at the time of the vote.**
Expenditures (sample)
 - \$8,000 – Rail Painting Bldg 8 1st floor
 - \$5,250 – Farmers Insurance Premium
 - \$5,200 – Landscaping Monthly Service
 - \$4,844 – Elevator Service (2 months)
 - \$3,985 – Attorney Fee – multiple items
 - \$2,285 – Gate Backup Batteries
 - \$1,700 – Monthly Management Fee
 - \$1,520 – Termite Services
 - \$991 – Electrical Repairs

- \$970 – Gate Monitoring PC Upgrade
- \$873 – Pool Service
- \$650 – Tree Service
- \$626 – Clubhouse Access Cards
- \$582 – Workers Comp Insurance Premium
- \$541 – Vehicle Loop Detector Repair
- \$480 – Pest Control Monthly Fee
- \$430 – Elevator/pedestrian gate Keys
- \$354 – Postage
- \$260 – Bee Hive Removal
- \$252 – Alarm Service
- October 9, 2021, Open Board Minutes

5. **COMMITTEE REPORTS**

- Unit Improvement Committee – Report on applications submitted: 1) **514 Ebbtide Circle**, Building 1, 1st floor, replacement of sliding glass slider door with approved COA material. Action Taken: Approved. 2) **683 Lighthouse Way**, town house, replacement of sliding glass doors and windows with approved COA material. Action Taken: Approved. 3) **669 Bluewater Way**, Building 8, 3rd floor, replacement of windows, installation of floor sound proofing insulation, and installation of new entry lock for the front door with approved COA materials. Action Taken: Approved. 4) **695 Reef Circle**, Building 4, 2nd floor, installation of security door with approved COA material. Action Taken: Approved

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 December 18, 2021, or until this motion is extended to a further date. **Lya Findel moves, Barbara Lopez 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 December 18, 2021, or until this motion is extended to a further date. Motion passes 5-0.**
 - Election Results – All existing Directors were elected and the Board positions remain the same as before. **Discussion held**
 - Discussion on Balcony Inspection Report work schedule and funding **Discussion held**
 - CC&R Proposed Modification regarding number of animals allowed per unit, lowering approval requirement to a simple majority, and removal of approval by first mortgagees. **Andy Santamaria moves, Lya Findel seconds, to approve going forth with CC&R language modification to address number of animals allowed per unit, lowering approval requirements to a simple majority and removal of approval by first mortgagees. Motion passes 5-0.**
- Vice-President – **Issue with pedestrian gate entrances being left unlocked was mentioned.**
- Treasurer
 - **Financial Discussion Report provided**
 - Board Approval of Association Finances – SB 2912 for September 2021 **Andy Santamaria moves, Carol Falin seconds, to approve the SB 2912 Board review of association finances for September 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**

- **864 Bluewater Way** – Building 6, 2nd floor, request to install a new tub which meets the COA standards. **Andy Santamaria moves, Bruce Spradlin seconds, to approve the 864 Bluewater Way architectural application. Motion passes 5-0.**
- **695 Reef Circle** – Building 4, 2nd floor, request to install a new furnace and bedroom ceiling fans which meet the COA standards. **Andy Santamaria moves, Bruce Spradlin seconds, to approve the 695 Reef Circle architectural application with the condition that a City Permit be issued for the installation of the furnace. Motion passes 5-0.**

8. **LIENS - None**

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

10. **MEETING ADJOURNED** – Meeting was adjourned at 10:28 am.

A. Santamaria 12/11/2021