

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.**  
**OPEN AGENDA (AUDIO CONFERENCE) MINUTES**  
**SATURDAY, DECEMBER 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) 10:00 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 – The Board approved the processing of a holiday bonus to each of the six staff members as well as a 5% cost of living increase to their salaries. The Consent Agenda was also approved.**

**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)
  - \$15,394 – Rail Painting
  - \$5,278 – Insurance Premium
  - \$1,452 – Attorney Services
  - \$1,278 – Gate Entry System Maintenance
  - \$1,089 – Pool Service
  - \$583 – Workers Comp Insurance Premium
  - \$565 – Irrigation Valve Replacement
  - \$560 – Clubhouse Cleaning
  - \$480 – Pool Service
  - \$466 – Parliamentarian
  - \$375 – Termite Service
  - November 13, 2021, Open Board Minutes
5. **COMMITTEE REPORTS -None**
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 January 22, 2022,

or until this motion is extended to a further date. **Andy Santamaria moves, Bruce Spradlin seconds, to approve the motion as written. Motion passes 5-0.**

- ReFi Loan Update – **The 4.1%, 10 year and 7-month loan of \$4,787,615.64 has been approved and each owner will pay \$152/month to repay this loan once the bank funds the loan.**
- Discussion on Balcony Inspection Report work schedule and funding – **Update was provided.**
- Vice-President
  - Status of Mortgage Information received – **166 owners submitted documentation requested. The law firm has been requested to determine the mortgage information on 143 units at a cost of \$25 each.**
- Treasurer
  - Financial Discussion – **Report provided**
  - Board Approval of Association Finances – SB 2912 for October 2021- **Andy Santamaria moves, Lya Findel 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**

- **784 Seawind Way** – townhome, request to install a solar energy system on the roof. Recommended to be denied due to not meeting the requirements of the COA's solar energy system policy. **Andy Santamaria moves, Bruce Spradlin seconds, to deny the application since the COA's solar energy system policy requirements were not met. Motion passes 5-0.**
- **654 Sunfish Way** – Building 2, 2nd floor, request to install a new furnace which meets the COA standards. City Permit required prior to installation. **Andy Santamaria moves, Bruce Spradlin seconds, to approve the installation of a new furnace and the requirement that a City Permit be obtained prior to installation. Motion passes 5-0.**
- **946 Lighthouse Way** – Building 7, 2<sup>nd</sup> floor, request to install a new furnace which meets the COA standards. City Permit required prior to installation. **Andy Santamaria moves, Bruce Spradlin seconds, to approve the installation of a new furnace and the requirement that a City Permit be obtained prior to installation. Motion passes 5-0.**
- **673 Reef Circle** – Building 4, 3<sup>rd</sup> floor, replace both bathroom exhaust fans which will vent into the attic. **Andy Santamaria moves, Lya Findel seconds, to approve the replacement of the bathroom exhaust fans which will vent into the attic with the conditions that the owner is responsible for installation, maintenance, and any damage caused by the duct being placed in the attic; a plastic or metal pan to collect any moisture from the duct is to be placed under the duct's opening; bathroom ceiling opening around vent is to be sealed with appropriate material to prevent moisture/odors from entering the bathrooms. Motion passes 5-0.**

8. **LIENS - None**

9. **NEXT MEETING** – The next meeting will be held at 10:00am, January 8, 2022.

10. **MEETING ADJOURNED** – Meeting was adjourned at 10:29 am.

A. Santamaria 1/8/2022