

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, JANUARY 8, 2022 @ 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 – Board discussed two unit violations, rejected a settlement offer submitted by an owner, and approved the December 11, 2021, Executive Board Minutes.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA - None**
4. **CONSENT AGENDA – Andy Santamaria moves, Carol Falin seconds, to approve the Consent Agenda. Motion passes 5-0.**
Expenditures (sample)
 - \$5,278 – Monthly Insurance Premium
 - \$5,200 – Monthly Landscaping Fee
 - \$2,900 – Sidewalk Replacement
 - \$2,020 – Master Irrigation Valve Replacement
 - \$1,809 – Pool Service
 - \$1,754 – Printing and Posting
 - \$1,713 – Clubhouse Entry System Repair
 - \$1,700 – Monthly Management Fee
 - \$1,637 – Rail Painting
 - \$1,204 – Attorney Fees
 - \$583 – Worker's Comp Insurance Premium
 - \$480 – Pest Control Service
 - \$461 – Entry Gate Communication System Repair
 - December 11, 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 February 24,

2022, or until this motion is extended to a further date. **Andy Santamaria moves, Carol Falin seconds, to continue to meet virtually through February 24, 2022. Motion passes 5-0.**

- Emotional Support Animal Request – **Andy Santamaria moves, Lya Findel seconds, to approve the use of two emotional support animals by Kim Welch, 605 Sunfish Way. Motion passes 5-0.**
- Rain Damage – **Report provided.**
- Vice-President – **No Report**
- Treasurer
 - Financial Discussion – **Report provided**
 - Board Approval of Association Finances – SB 2912 for November 2021- **Andy Santamaria moves, Carol Falin seconds, to approve the November 2021 finances and to authorize the Board President to sign the SB 2912 form on behalf of the Board. Motion passes 5-0.**
- Secretary – **No Report**
- Director
 - Discussion on Requiring Access Code to View Websites – **Discussion held and no access code will be required to view the websites.**

7. **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**

- **762 Seawind Way – townhome, request to install a new furnace which meets the COA standards. City Permit required prior to installation. Andy Santamaria moves, Barbara Lopez seconds, to approve the furnace installation application with the condition that a City Permit be submitted. Motion passes 5-0.**
- **764 Seawind Way – townhome, request to install a new furnace which meets the COA standards. City Permit required prior to installation. (Treasurer will not participate in decision since this is her unit.) Andy Santamaria moves, Barbara Lopez seconds, to approve the furnace installation application with the condition that a City Permit be submitted. Motion passes 4-0-1 with Carol Falin abstaining since this is her unit.**

8. **LIENS - None**

9. **NEXT MEETING – The next meeting will be held at 10:00am, February 12, 2022.**

10. **MEETING ADJOURNED – Meeting was adjourned at 10:14 am.**

A. Santamaria *2/12/2022*