

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.**  
**OPEN AGENDA (AUDIO CONFERENCE) MINUTES**  
**SATURDAY, FEBRUARY 12, 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 – **Arrived at 10:10 am**  
Carol Falin – Treasurer - **Present**  
Barbara Lopez – Secretary – **Scheduled Absence**  
Lya Findel – Director - **Present**

**EXECUTIVE SESSION SUMMARY – The Board discussed violations regarding several units.**

**GUEST/PRESENTATION - None**

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Carol Falin seconds, to add discussion on Clubhouse masking rules to agenda. Motion passes 3-0 with Bruce Spradlin and Barbara Lopez not voting since they were absent.**
4. **CONSENT AGENDA – Carol Falin moves, Lya Findel seconds, to approve the Consent Agenda. Motion passes 3-0 with Bruce Spradlin and Barbara Lopez not voting since they were absent.**  
Expenditures (sample)
  - \$32,000 – Rail Painting of four condo floors
  - \$10,300 – Carport post repairs
  - \$8,985 – Sidewalk grinding
  - \$5,278 – Insurance monthly premium
  - \$5,200- Monthly landscape fee
  - \$4,826 – Entry Gate System replacement
  - \$3,884 – Attorney Fees
  - \$2,150 – Water heater pipe system repair
  - \$1,700 – Management Service
  - \$1,133 – Pool Service
  - \$1,097 – Clubhouse door repair
  - \$913 – Electrical breaker replacement
  - \$759 – Supplies (office and maintenance)
  - \$583 – Worker's Comp Insurance Premium
  - \$570 – Clubhouse Cleaning
  - \$480 – Pest Service
  - January 8, 2022, 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, (date changed to **March 24, 2022**) or until this motion is extended to a further date. **Andy Santamaria moves, Carol Falin seconds, to approve meeting virtually through March 24, 2022. Motion passes 3-0 with Bruce Spradlin and Barbara Lopez not voting since they were absent.**
  - Discussion on CC&R balloting material and setting date to open the ballots **Andy Santamaria moves, Carol Falin seconds, to set April 9, 2022, as the date to open the ballots and to include a cover sheet to the instructions. Motion passes 4-0 with Barbara Lopez not voting due to being absent.**
  - (Added item) Clubhouse masking rule discussion – **Andy Santamaria moves, Carol Falin seconds, to post a notice in the Clubhouse stating that only unvaccinated persons need wear a mask while inside the building in concurrence with the Ventura County Public Health Officer Order. Motion passes 3-1-0 with Bruce Spradlin voting no and Barbara Lopez being absent.**
- **Vice-President- No Report**
- **Treasurer**
  - Financial Discussion – **Report provided**
  - Board Approval of Association Finances – SB 2912 for December 2021- **Andy Santamaria moves, Lya Findel seconds, to approve the December 2021 finances and to authorize the Board President to sign the SB 2912 form on behalf of the Board. Motion passes 4-0 with Barbara Lopez being absent.**
- **Secretary - No Report**
- **Director – No Report**

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

- **634 Sunfish Way – Building 2, 2<sup>nd</sup> floor, request to install sliding doors and one window which meet the COA standards. Andy Santamaria moves, Bruce Spradlin seconds, to approve the architectural application for 634 Sunfish Way. Motion passes 4-0 with Barbara Lopez being absent.**

**8. LIENS - None**

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

**10. MEETING ADJOURNED – Meeting was adjourned at 10:37 am.**

*A. Santamaria* 3/12/2022