

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, MARCH 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 – **Present**
Carol Falin – Treasurer - **Present**
Barbara Lopez – Secretary - **Absent**
Lya Findel – Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed several unit violations, repair costs at a unit, and the January 8, 2022, and the February 12, 2022, Executive Board Meeting Minutes.

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 4-0-1 with Barbara Lopez being absent.**
Expenditures (sample)
 - \$15,273 –Painting of two condo floor rails
 - \$5,278 - Insurance Premium
 - \$5,200 – Monthly landscaping fee
 - \$5,004 - Elevator Service for three months
 - \$3,522 – Tree Trimming
 - \$2,705 – Attorney Service Fees
 - \$1,700 – Management Monthly Fee
 - \$1,310 – Pool Service
 - \$1,300 – Irrigation Valves (three of them)
 - \$705 – Office PC Service
 - \$583 – Workers Comp Insurance Premium
 - \$480 – Pest Control
 - \$251 – Printing and Postage
 - February 12, 2022, Open Board Minutes
5. **COMMITTEE REPORTS**
 - Unit Improvement Committee – **609 Sunfish Way-** Building 3, 2nd floor, request to replace a window and sliders 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 April 23, 2022, or until this motion is extended to a further date. **Andy Santamaria moves, Bruce Spradlin seconds, to continue to meet virtually through April 23, 2022, per AB 361. Motion passes 4-0-1 with Barbara Lopez being absent.**
- CC&R Process Update – **Report provided.**
- Discussion on 2022 Director Election Process – **Lya Findel moves, Bruce Spradlin seconds, to proceed with the acclamation process for the next Board election. Motion passes 4-0-1 with Barbara Lopez being absent.**
- Review of Modified Rules and Regulations Packet – **Discussion held.**
- Vice-President – **No report**
- Treasurer
 - Financial Discussion – **Report provided.**
 - Board Approval of Association Finances – SB 2912 for January 2022 – **Andy Santamaria moves, Lya Findel seconds, to approve the January 2022 finances and to authorize the Board President to sign the SB 2912 form on behalf of the Board. Motion passes 4-0-1 with Barbara Lopez being absent.**
- Secretary – **No report**
- Director – **No report**

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

- **799 Seawind Way** – townhome - request to install bamboo privacy material on rails on top of the garage roof which does not meet the COA standards. Recommendation: Deny application. **Andy Santamaria moves, Lya Findel seconds, to deny the application since bamboo is not an approved material to be used as privacy material. Motion passes 4-0-1 with Barbara Lopez being absent.**
- **570 Ebbitide Circle** – Building 1, 3rd floor – request to install vinyl flooring with non-standard cork underlayment 12.7 mm thick (requirement is 10 mm thick rubber flooring). Recommendation: Further Board discussion on the type of underlayment used. **Lya Findel moves, Carol Falin seconds, to approve the installation of the 12.7 mm cork underlayment as a test case. Motion passes 4-0-1 with Barbara Lopez being absent.**
- **784 Seawind Way** – townhome – request to: 1) move the back property fence seven feet to the south into the Common Area to increase patio area 2) construct a patio deck on top the existing garage and construct permanent access from back patio deck to Common Area walk. Owner has stated he plans to submit further information in March 2022. Recommendation: Deny both architectural applications. If further information is received in the future, the applications will be reviewed at that time. **Andy Santamaria moves, Carol Falin seconds, to deny the applications since no further information was submitted for review. Motion passes 4-0-1 with Barbara Lopez being absent.**
- **609 Sunfish Way** – Building 3, 2nd floor – request to remove recessed lights and popcorn ceiling per COA standards. Recommendation: Approval **Andy Santamaria moves, Carol Falin seconds, to approve the removal of the recess lights and popcorn ceiling as long all environmental processes are followed. Motion passes 4-0-1 with Barbara Lopez being absent.**

8. **LIENS - None**

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

10. **MEETING ADJOURNED** – Meeting was adjourned at 11:14 am.

A. Santamaria 4/9/2022