

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN AGENDA (AUDIO CONFERENCE) MINUTES  
SATURDAY, MAY 14, 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 – **Scheduled Absence**  
Carol Falin – Treasurer - **Present**  
Barbara Lopez – Secretary - **Present**  
Lya Findel – Director - **Present**

**CC&R BALLOTING PROCESS** James Stewart, Parliamentarian via Zoom, stated that 150 ballots had been submitted of which two ballots did not indicate any vote. There were 116 ballots that voted to approve the three changes to the CC&Rs and there were 32 ballots that voted to disapprove the three changes to the CC&Rs. CC&Rs will not be changed at this time.

- a) Number of Ballots Submitted
- b) Ballot Tabulation
- c) Ballot Results (A minimum of 232 ballots approving the CC&R Amendments must be submitted for the CC&Rs to be modified.)

**EXECUTIVE SESSION SUMMARY** – The Board discussed several unit owner's violations, office staffing issues and approved the April 14, 2022, Executive Board Meeting Minutes.

**GUEST/PRESENTATION** - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA** - None
4. **CONSENT AGENDA** – Andy Santamaria moves, Lya Findel seconds, to approve the Consent Agenda. Motion passes 4-0-1.  
Expenditures (sample)
  - \$56,255 –Building 3 third floor ceiling demolition
  - \$9,343 – Tree trimming
  - \$8,000 – Painting of condo balcony rails
  - \$5,278 – Insurance monthly premium
  - \$5,004 – Elevator Service
  - \$1,700 – Management Fee
  - \$1,358 – Pool Service
  - \$1,334 – Plumbing
  - \$583 – Worker's Comp Insurance Premium
  - \$495 – Pedestrian Gate Keys
  - \$480 – Irrigation Valve
  - April 9, 2022, Open Board Minutes

5. **COMMITTEE REPORTS – No Reports**

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 June 23, 2022, or until this motion is extended to a further date. **Andy Santamaria moves, Carol Falin seconds, to approve meeting virtually through June 23, 2022. Motion passes 4-0-1.**
  - Discussion on Building 3 Ceiling Repair and Support Project and Proposed Future Actions such as issuing an Emergency Assessment **Discussion held. Andy Santamaria moves, Carol Falin seconds, to approve the engineer's plans which include the installation of StoQuick Gold System for soffits and ceilings. Motion passes 4-0-1.**
  - Impact of Drought Regulations affecting Surfside III – **Discussion held. Further action may be taken if the drought continues.**
  - Discussion on selling elevator keys and entrance gate clickers to vendors **Discussion held. Board decided not to sell these items to vendors at this time.**
  - Discussion on providing space for the installation of product delivery lockers **Discussion held and Board decided not to pursue this idea at this time.**
  - Resolution on Setting Fees for sale of elevator keys, Clubhouse cards, and entrance gate clickers **Discussion held, and changes were made to the resolution which will be mailed out to the owners for a 30-day comment period.**
  - Review of Draft Rules & Regulations – **Discussion held, and various rules were modified. More discussion will be held at the next meeting.**
- Vice-President – **No Report**
- Treasurer
  - Financial Discussion – **Report given.**
  - Board Approval of Association Finances – SB 2912 for March 2022 **Andy Santamaria moves, Lya Findel seconds, to approve the March 2022 finances and to authorize the Board President to sign the SB 2912 form on behalf of the Board. Motion passes 4-0-1.**
- Secretary **No Report**
- Director **No Report**

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

- **516 Ebttide Circle** – Building 1, 2<sup>nd</sup> floor – request to install new furnace per COA standards which includes obtaining a City Permit. Recommendation: Approval **Andy Santamaria moves, Lya Findel seconds, to approve the installation of the new furnace. City Permit info had been submitted with application. Motion passes 4-0-1.**
- **842 Bluewater Way** – Building 6, 3<sup>rd</sup> floor - request to install new furnace per COA standards which includes obtaining a City Permit. Recommendation: Approval **Andy Santamaria moves, Lya Findel seconds, to approve the installation of the new furnace with the condition that a City Permit needs to be obtained and submitted to the office. Motion passes 4-0-1.**
- **840 Bluewater Way** – Building 6, 2<sup>nd</sup> floor – request to re-align existing closet wall, multiple electrical wiring upgrades, place plastic block overlay over balcony tile floor, kitchen remodel with new cabinets, and install approved underlayment under vinyl flooring in portions of the living room and the bedrooms. **Andy Santamaria moves, Lya Findel seconds, to approve the underlayment installation, allow the installation of the plastic block overlay if there is a 42" distance from the top of the overlay to the top of the rails, and approve the wall modification if an engineer or City states that the wall is not load bearing. Motion passes 4-0-1.**

8. **LIENS - None**

9. **NEXT MEETING** – The next meeting will be held at 10:00 am, June 11, 2022.
10. **MEETING ADJOURNED** – Meeting adjourned at 12:01 pm.

A. Santamaria 6/11/2022