

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, JULY 9, 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) 10:02 am**
Andy Santamaria – President - **Present**
Bruce Spradlin – Vice –President - **Absent**
Carol Falin – Treasurer – **Arrived at 10:03 am**
Barbara Lopez – Secretary - **Present**
Lya Findel – Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed violation issues with several owners, approved the 6.11.2022 Open Board Minutes, and awarded a six-month contract extension ending February 3, 2023, to Garcia's Landscaping Maintenance, Inc. for \$31,200.00.

GUEST/PRESENTATION - None

2. **OPEN FORUM**
3. **EMERGENCY ADDITIONS TO AGENDA - None**
4. **CONSENT AGENDA – Lya Findel moves, Barbara Lopez seconds, to approve the Consent Agenda. Motion passes 4-0-1 with Bruce Spradlin being absent.**
Expenditures (sample)
 - \$29,107 – Earthquake Insurance Down Payment
 - \$23,273 – Rail Painting
 - \$8,060 – Drywall Repair
 - \$5,298 – Insurance Premium
 - \$5,200 – Monthly Landscaping Fee
 - \$1,700 – Monthly Management Fee
 - \$1,625 – Roof Repair
 - \$1,325 – Irrigation Valves
 - \$1,245 – Updating Office PCs
 - \$1,110 – Termite Service
 - \$1,088 – Pool Service
 - \$950 – Broken Tree Branch Removal
 - \$899 – Reserve Study Fee (1/2)
 - \$769 – Clubhouse Entry Cards
 - \$697 – Security Door Installation
 - \$583 – Worker's Comp Insurance
 - \$386 – Alarm Service Fee
 - \$360 – Clubhouse Cleaning
 - \$326 – Printing and Postage
 - \$325 – Vehicle Entry Gate Repair
 - \$225 – Plumbing Repair

- June 11, 2022, Open Board Minutes

5. **COMMITTEE REPORTS**

- Budget Committee – Presentation/approval of 2023 Reserve Study – **Report Provided**
- Drought Planning Committee – Purpose, Chair, Members, etc. – **Discussion Held**

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 August 26, 2022, or until this motion is extended to a further date. **Andy Santamaria moves, Lya Findel seconds, to continue meeting virtually through August 26, 2022. Motion passes 4-0-1 with Bruce Spradlin being absent.**
 - Resolution 2022-7-9 (Setting Key Charges) **Andy Santamaria moves, Barbara Lopez seconds, to approve Resolution 2022-7-9. Motion passes 4-0-1 with Bruce Spradlin being absent.**
 - Discussion on Building 3 Ceiling Repair Status – **Report Provided**
 - Status of Draft Rules & Regulations – **Discussion Held**
- Vice-President – **No Report**
- Treasurer
 - Financial Discussion – **Report Provided**
 - Board Approval of Association Finances – SB 2912 for May 2022 – **Andy Santamaria moves, Carol Falin seconds, to approve the Association Finances per SB 2912 and to authorize the President to sign the form on behalf of the Board. Motion passes 4-0-1 with Bruce Spradlin being absent.**
- Secretary – **No Report**
- Director – **No Report**

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

- **799 Seawind Way** – Townhome – Request to install sliding door per COA standards. Recommend approval – **Andy Santamaria moves, Barbara Lopez seconds, to approve the 799 Seawind Way application. Motion passes 4-0-1 with Bruce Spradlin being absent.**

8. **LIENS - None**

9. **NEXT MEETING** – The next meeting will be held at 10:00 am, August 13, 2022.

10. **MEETING ADJOURNED** – Meeting adjourned at 10:18 am.

Andres Santamaria 8/13/2022