

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN MEETING AGENDA (AUDIO CONFERENCE)  
SATURDAY, OCTOBER 8, 2022  
Following the Annual (Virtual) Meeting

**ANNUAL (VIRTUAL) MEETING**

**The Annual (Virtual) Meeting will be held October 8, 2022, at 10:00 am.**  
**PLEASE CALL 1-844-854-2222 (Toll Free)**  
**Access Code = 822680#**

The Surfside III Board of Directors is composed of five owners who have been elected to that position. AB502 allows the Board of Directors to seat owners on the Board who have submitted their nomination forms without having an election if the number of nominations equals the number of vacancies. There were five nominations submitted and there are five pending vacancies.

The Board will consider seating Lya Findel, Bruce Kulpa, Barbara Lopez, Andy Santamaria, and Bruce Spradlin as Board Directors by acclamation without balloting on October 8, 2022.

**AGENDA**

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation – No ballots required this year
- f) Results of the Election – Board will seat the five owners (listed above) by acclamation
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

**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.

- **CALL TO ORDER OF REGULAR MEETING (Audio Conference) Will begin once Annual Meeting Concludes.**  
Lya Findel  
Bruce Kulpa  
Barbara Lopez  
Andy Santamaria  
Bruce Spradlin

**EXECUTIVE SESSION SUMMARY**

**GUEST/PRESENTATION**

- **OPEN FORUM**

- **EMERGENCY ADDITIONS TO AGENDA**

- **CONSENT AGENDA**

Expenditures (sample)

- \$13,360 – Carport Panels Replacement
- \$12,800 – Rail Painting
- \$12,000 – Bldg 3 Ceiling Installation
- \$9,979 – Ceiling Project Design Fee
- \$5,200 – Landscaping Fee
- \$2,800 – Water Heater Installation Fee
- \$2,316 – Plumbing Fee
- \$1,700 – Management Fee
- \$1,355 – Printing and Postage
- \$943 – Pool Service
- \$630 – Termite Fee
- \$609 – Gym Equipment Repair
- \$550 – Exit Gate Wheels Replacement
- \$485 – Pest Control Fee
- \$386 – Alarm Service Fee
- \$370 – Worker’s Comp Insurance
- \$225 – Entry Gate Software Upgrade
- September 10, 2022, Open Board Minutes

- **COMMITTEE REPORTS**

- Drought Tolerant Landscaping Committee

- **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 November 25, 2022, or until this motion is extended to a further date.
  - Discussion on Building 3 Ceiling Replacement Project and Ceiling Reinforcement Project Status
  - Appointment of Director to Unit Modification Committee
  - Board tasks and activities
- Vice-President
- Treasurer
  - Financial Discussion
  - Board Approval of Association Finances – SB 2912 for August 2022
- Secretary
- Director
  - Discussion on Installation of doorbells/cameras on stucco/doors

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**

- **757 Reef Circle** – Bldg 5, 2<sup>nd</sup> floor, request to install three ceiling fans in the unit – conditions will be that they not cause noise or vibrations and that they be installed by a qualified contractor.
- **530 Ebbtide Circle** – Bldg 1, 3<sup>rd</sup> floor, request to install flooring over approved COA underlayment.

- **LIENS**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, November 12, 2022.
- **MEETING ADJOURNED**