

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN MEETING AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, SEPTEMBER 10, 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.

- **CALL TO ORDER OF REGULAR MEETING (Audio Conference) 10:00 am**
Andy Santamaria – President - **Present**
Bruce Spradlin – Vice –President - **Present**
Carol Falin – Treasurer - **Absent**
Barbara Lopez – Secretary - **Present**
Lya Findel – Director - **Present**

EXECUTIVE SESSION SUMMARY – Violation issues were discussed with several owners, the August 13, 2022, Executive Board Meeting and the August 20, 2022, Special Executive Board Meeting minutes were approved, a \$2,500 contract was awarded to Owens, Moskowitz, and Associates, Inc for audit and tax preparation purposes.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** – Andy Santamaria moves, Lya Findel seconds, to approve the addition of an agenda item to discuss the appointment of a director for the pending board vacancy. Motion passes 4-0-1 with Carol Falin being absent.
- **CONSENT AGENDA** – Andy Santamaria moves, Bruce Spradlin seconds, to approve the Consent Agenda which includes a correction regarding the item shown as “July 9, 2022, Open Board Minutes” which was changed to “August 13, 2022, Open Board Minutes”. Motion passes 4-0-1 with Carol Falin being absent.

Expenditures (sample)

- \$20,800 – Rail Painting
- \$15,780 – Design Service Fee for COA Projects
- \$15,528 – Condo Building Water Heaters
- \$11,273 – Monthly Earthquake Insurance Premium
- \$5,900 – Exit Gate Motor
- \$5,685 – Monthly Insurance Premium
- \$5,200 – Monthly Landscaping Fee
- \$4,381 – Directors/Officers Insurance Premium
- \$3,400 – Clubhouse Card Reader
- \$2,140 – Water Heater Installation Fee
- \$1,836 – Supplies
- \$1,700 – Monthly Management Fee
- \$1,245 – Pool Service
- \$915 – Fire Protection Service
- \$610 – Elevator Service
- \$557 – Clubhouse Carpet Cleaning

- \$485 – Pest Control Fee
- \$380 – Irrigation Valve Replacement
- \$379 – Exit Gate Repair
- \$360 – Clubhouse Cleaning
- \$329 – Building Water Valve
- \$325 – Elevator Switch
- \$309 – Printing and Postage
- \$250 – Clubhouse Shower Drain Cleaning
- \$225 – Gym Door Lock Repair
- July 9, 2022, Open Board Minutes

• COMMITTEE REPORTS

- Budget Committee – 2023 Budget for review and approval – **Purna Pai, Chair of the Budget Committee made a budget presentation. Andy Santamaria moves, Lya Findel seconds, to approve the submitted 2023 Budget of \$1,868,988.00 which includes a \$9/unit/month increase in assessment from \$489/unit/month to \$498/unit/month. Motion passes 4-0-1 with Carol Falin being absent.**

• 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 October 24, 2022, or until this motion is extended to a further date. **Andy Santamaria moves, Bruce Spradlin seconds, to continue meeting virtually through October 24, 2022. Motion passes 4-0-1 with Carol Falin being absent.**
 - Rules and Regulations Review – **Discussion held. Report to be distributed for a 30-day review by the owners.**
 - Discussion on Building 3 Ceiling Replacement Project Status – **Project is scheduled to start 9.12.2022.**
 - Pending Vacant Board Position (added as emergency item) – **Carol Falin’s unit will be closing escrow prior to the October 8, 2022, Board Meeting. A Board vacancy will occur upon escrow closure. Bruce Kulpa has been scheduled to be installed on the Board by affirmation on October 8, 2022. Andy Santamaria moves to appoint Bruce Kulpa to the newly vacant director position once Carol Falin’s unit’s escrow closes prior to the October 8, 2022, Board meeting. Motion passes 4-0-1 with Carol Falin being absent.**
- Vice-President – **Comments were made about being aware of possible break-ins and car robberies and about vehicles cutting the corner at the intersection of Lighthouse Way and Seawind Way.**
- Treasurer – **No Report**
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for July 2022 – **Andy Santamaria moves, Barbara Lopez 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 Carol Falin being absent.**
- Secretary – **No Report**
- Director – **Drought Tolerant Landscaping Committee is gathering data for a report presentation.**

• ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL

- **846 Bluewater Way – Bldg 6, 2nd floor, request to install new shower, bathtub, kitchen remodel, new recessed lighting, and install security door. Andy Santamaria moves, Barbara**

Lopez seconds, to approve the application. Motion passes 4-0-1 with Carol Falin being absent.

- **739 Reef Circle** – Bldg 5, 2nd floor, request to install new furnace, new flooring with approved underlayment, new window and sliders, canned lighting, bathtub and vanity, and kitchen cabinets. **Andy Santamaria** moves, **Lya Findel** seconds, to approve the application with the conditions that the slider/windows and heater specifications be submitted and a City Permit be obtained for the heater installation. Motion passes 4-0-1 with Carol Falin being absent.

- **LIENS - None**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, October 8, 2022.
- **MEETING ADJOURNED** – Meeting adjourned at 10:46 am.

A. Santamaria 10/8/22