

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN MEETING AGENDA (AUDIO CONFERENCE) Minutes
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 – **No quorum required**
- b) Proof of Notice of Meeting – **Provided by Lordon Management Company**
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members – **Minutes were read and approved by the members**
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members – **Financial Report presented and Tax Resolution approved 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 - **Lya Findel moves, Barbara Lopez seconds, to seat Lya Findel, Bruce Kulpa, Barbara Lopez, Andy Santamaria, and Bruce Spradlin as Board Directors by acclamation. Motion passes 4-0-1 with Bruce Spradlin being absent.**
- g) Board organization – Board elects its officers – **The Board Officers are: President – Andy Santamaria; Vice-President – Lya Findel; Treasurer – Bruce Kulpa; Secretary – Barbara Lopez; Director – Bruce Spradlin**
- h) Adjournment of the Annual Meeting – **Meeting adjourned at 10:18 am.**

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. - 10:18 am**
Lya Findel – Vice-President - **Present**
Bruce Kulpa – Treasurer - **Present**
Barbara Lopez – Secretary - **Present**
Andy Santamaria – President - **Present**
Bruce Spradlin – Director - **Absent**

EXECUTIVE SESSION SUMMARY – Board discussed a unit's violations, legal options to take on a unit's compliance to the rules, and approved the September 10, 2022, Executive Board Meeting Minutes

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **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)
 - \$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 – **Rescheduled till next meeting.**

- **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. **Andy Santamaria moves, Lya Findel seconds, to continue to meet virtually. Motion passes 4-0-1 with Bruce Spradlin being absent.**
- Discussion on Building 3 Ceiling Replacement Project and Ceiling Reinforcement Project Status – **Discussion held.**
- Appointment of Director to Unit Modification Committee – **The members of this Committee will be Barbara Lopez and Lya Findel.**
- Board tasks and activities – **Discussion held.**

- **Vice-President – No Comments**

- **Treasurer**

- Financial Discussion – **Discussion held.**
- Board Approval of Association Finances – SB 2912 for August 2022 – **Andy Santamaria moves, Lya Findel seconds, to approve the SB2912 document for August 2022, and to authorize the Board President to sign the document on behalf of the Board. Motion passes 4-0-1 with Bruce Spradlin being absent.**

- **Secretary – No Report**

- **Director**

- Discussion on Installation of doorbells/cameras on stucco/doors – **Discussion held.**

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

- **757 Reef Circle** – Bldg 5, 2nd 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. **Andy Santamaria moves, Barbara Lopez seconds, to approve the application. Motion passes 4-0-1 with Bruce Spradlin being absent.**
- **530 Ebbitide Circle** – Bldg 1, 3rd floor, request to install flooring over approved COA underlayment. **Andy Santamaria moves, Lya Findel seconds, to approve the application with the condition that the underlayment be inspected prior to the flooring installation. Motion passes 4-0-1 with Bruce Spradlin being absent.**

- **LIENS - None**

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

- **MEETING ADJOURNED** – Meeting adjourned at 11:05 am.

A. Santamaria 11/12/22
President