

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN MEETING AGENDA (AUDIO CONFERENCE) MINUTES
SATURDAY, NOVEMBER 12, 2022 @10:00 am
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) 10:01 am**
Andy Santamaria - President - **Present**
Lya Findel – Vice-President - **Present**
Bruce Kulpa - Treasurer - **Present**
Barbara Lopez - Secretary - **Absent**
Bruce Spradlin – Director - **Absent**

EXECUTIVE SESSION SUMMARY – Board discussed a payment plan with an owner and a violation with another owner, approved an increase in the cost-of-living salaries to staff and providing a year-end bonus to staff, approved the October 8, 2022, Executive Board Meeting Minutes, approved the renewal of the Roseman Law Annual Retainer Program at a cost of \$500.00, and discussed the options on proceeding with the Clubhouse Painting Project.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA – Lya Findel moves, Bruce Kulpa seconds, to add an architectural application to the agenda. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**
- **CONSENT AGENDA – Andy Santamaria moves, Lya Findel seconds, to approve the Consent Agenda. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**
Expenditures (sample)
 - \$25,555 – Building 3 3rd floor ceiling repair
 - \$12,097 – Multiple Balcony Floor Repairs
 - \$12,000 – Balcony Rail Painting
 - \$5,949 – Insurance Premium
 - \$5,204 – Elevator Maintenance
 - \$5,200 – Landscaping Monthly Service
 - \$1,914 – Pool Service
 - \$1,700 – Management Service Charge
 - \$1,250 – CPA Fee
 - \$1,000 – Arborist
 - \$950 – Clubhouse Cleaning
 - \$950 – City Permits for Building 3 Project
 - \$705 – Clubhouse Entry Cards
 - \$620 – Irrigation Valve
 - \$593 – Printing and Postage
 - \$492 – Clubhouse Ceiling Light Repair
 - \$485 – Pest Control Fee
 - \$456 – Clubhouse Shower Fixtures

- October 8, 2022, Open Board Minutes

- **COMMITTEE REPORTS**
 - Drought Tolerant Landscaping Committee – **Monica Martinez, Chair of the Drought Tolerant Landscaping Committee, presented a report on the status of options for dealing with the drought. At this time, no action will be taken until mid-December 2022 to provide time to see if the drought conditions change. Tree trimming will be postponed at this time.**

- **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 December 25, 2022, or until this motion is extended to a further date. **Andy Santamaria moves, Lya Findel seconds, to continue Board meetings virtually. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**
 - Discussion on Ceiling Reinforcement Project Status – approval of plans – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the Ceiling Reinforcement Plans (aka Exterior Reconstruction Project) prepared by A7 Group, Inc. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**
 - Rules and Regulations Review – **Andy Santamaria moves, Lya Findel seconds, to approve the Rules and Regulations as modified. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**
 - Vice-President
 - Discussion on Installation of doorbells/cameras on stucco/doors – **No discussion.**
 - Treasurer
 - Financial Discussion – **Report provided**
 - Board Approval of Association Finances – AB 2912 for September 2022 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the Association Finances per SB2912 and to authorize the President to sign the form on behalf of the Board. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**
 - Secretary – **No Report**
 - Director – **No Report**

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **659 Bluewater Way – Bldg 8 1st floor, request to install a furnace. Andy Santamaria moves, Lya Findel seconds, to approve the installation of furnace with the condition that a City Permit be obtained. [This item was added to the agenda at this meeting.]**

- **LIENS - None**

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

- **MEETING ADJOURNED** – Meeting adjourned at 11:04 am.

A. Santamaria

President

12/10/2022