

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

- **EXECUTIVE SESSION SUMMARY – Board discussed a unit violation and approved the November 12, 2022, Executive Board Meeting Minutes.**

- **GUEST/PRESENTATION - None**

- **OPEN FORUM**

- **EMERGENCY ADDITIONS TO AGENDA - None**

- **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)
 - \$14,400 – Rail Painting
 - \$11,273 – Monthly Earthquake Insurance Premium
 - \$7,422 – Ceiling Reinforcement Plan Preparation
 - \$5,949 – Insurance Premium
 - \$5,200 – Landscape Service
 - \$2,424 – Drywall Repair
 - \$1,700 – Management Services
 - \$1,228 – Attorney Services
 - \$1,126 – Printing and Postage
 - \$1,000 – Exit Gate Welding Services
 - \$907 – Pool Service
 - \$719 – Worker's Comp Insurance Premium
 - \$485 – Pest Control
 - \$380 – Clubhouse Cleaning
 - \$311 – Gym Equipment Maintenance Service
 - \$275 – Gutter Repairs
 - \$253 – Clubhouse Shower Faucet Replacement
 - \$235 – Clubhouse Light Repair
 - November 12, 2022, Open Board Minutes

- **COMMITTEE REPORTS - None**

- **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 January 25, 2023, or until this motion is extended to a further date. **Andy Santamaria moves, Lya Findel seconds, to continue meeting virtually. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**
- Discussion on the proposed virtual meeting changes that are to be conducted starting January 2023 per Civil Code 4090. **Starting in January 2023, hybrid Open Board Meetings will be held. Owners may hear the Board proceedings in person by going to the Clubhouse or by audio.**
- Discussion on Ceiling Reinforcement Project Status – **Project bids are due December 30th.**
- Property Manager Position Recruitment – **Discussion held.**
- Board Discussion – **Maintenance shed break-in was discussed.**

- Vice-President

- Discussion on Director's Photos – **Directors who wish to publish their photos on the Surfside III websites may do so if they wish.**
- Discussion on Rules and Regulations Information Sheet – **Rules and Regulations Summary two-sided sheet to be distributed to the residents.**
- Board Discussion -**None**

- Treasurer

- Financial Discussion – **Report presented.**
- Board Discussion - **None**
- Board Approval of Association Finances – AB 2912 for October 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 – Board Discussion - **None**

- Director – Board Discussion - **None**

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

- **978 Lighthouse Way** – Townhome, request to replace balcony bedroom door and to replace balcony light and other outside porch lights. – **Andy Santamaria moves, Lya Findel seconds, to approve the replacement of the balcony bedroom door with the same kind of door, and to disapprove the installation of substitute balcony ceiling light. Motion passes 3-0-2 with Barbara Lopez and Bruce Spradlin being absent.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, January 14, 2023.

- **MEETING ADJOURNED** – Meeting adjourned at 10:43 am.

A. Santamaria 1/14/2023