

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES

- **CALL TO ORDER OF REGULAR MEETING** 10:00 AM

Andy Santamaria – President (present)
Lya Findel – Vice-President (present via phone)
Bruce Kulpa – Treasurer (present via phone)
Robert Meyer – Secretary (present)
Thierno Barry – Director (present via phone)

EXECUTIVE SESSION SUMMARY

- The addition of a collection authorization to the agenda was approved.
- A collection authorization was approved.
- The March 14, 2026, Executive Board Meeting minutes were approved.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
 - Andy Santamaria moved and Lya Findel seconded to add a discussion of liens to the agenda. The motion passed 5/0.

- **CONSENT AGENDA**

Expenditures (sample)

- \$92,733 – Bridge Railing Replacement Project
- \$26,571 – Elevator Repairs
- \$11,880 – Landscaping Services
- \$10,110 – Balcony Repairs
- \$6,225 – Gutter Repairs and Cleaning
- \$6,070 – Asbestos Testing and Removal
- \$4,518 – Plumbing
- \$3,485 – Gym Equipment and Maintenance Fee
- \$2,851 – Clubhouse Shower Repairs
- \$2,465 – Elevator/Pedestrian Gate Keys
- \$2,176 – Worker's Compensation Fee
- \$1,750 – Management Fees
- \$1,595 – Water Heater Installation Fee
- \$1,506 – Fence Repairs
- \$1,406 – Attorney Fees
- \$1,040 – Termite Service Fees
- \$990 – Pool Service Fee
- \$665 – Electrical Services
- \$545 – Clubhouse Lights Replacement
- \$510 – Pest Control Services
- \$327 – Printing/Postage Fees
- March 14, 2026, Open Board Minutes

Andy Santamaria moved and Lya Findel seconded to approve the Consent Agenda. The motion passed 5/0.

- **COMMITTEE REPORTS**
 - Unit Modification Committee: Lya Findel presented a report. 664 Sunfish Way – flooring and 916 Light House Way – security door were approved. 659 Reef Circle – flooring was returned unapproved due to incorrect subfloor specifications.
 - Budget Committee Member Nomination: Andy Santamaria moved and Lya Findel seconded to appoint Barbara Lopez to the Budget Committee, replacing Thierno Barry. The motion passed 5/0.

- **OFFICER REPORTS**
 - President
 - Draft Policy on Electric Vehicle Charging Stations. Andy Santamaria moved and Robert Meyer seconded to approve the policy and send it to the owners for the 28-day comment period. The motion passed 5/0.
 - Board Discussion – none.
 - Vice-President
 - Board Discussion – none.
 - Treasurer
 - Financial Discussion. Report provided.
 - Board Approval of Association Finances – SB 2912 for February 2026. Andy Santamaria moved and Bruce Kulpa seconded to approve the document and **to** allow the President to sign the document on behalf of the Board. The motion passed 5/0.
 - Secretary
 - Electrical Vehicle Survey Results. Due to insufficient surveys submitted, this topic will be tabled until the next open meeting and a reminder will be included in the next newsletter.
 - Board Discussion – nothing further.
 - Director
 - Board Discussion – none.

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**

- **LIENS**
 - Andy Santamaria moved and Lya Findel seconded to instruct Lordon to prepare four liens in the amounts of \$1,280.52, \$3,205.44, \$1,830.33, and \$3,325.54, and authorize the President to sign the document on behalf of the Board. The motion passed 5/0.

- **NEXT MEETING** – The next meeting will be held at 10:00 am, May 9, 2026.

- **MEETING ADJOURNED at 10:17 am.**

Respectfully submitted,

Robert C. Meyer
Secretary

Date