

Surfside Colony Community Services District

P.O. Box 235
Surfside, California 90743
(562) 592-2352 • www.surfsidecsd.org

Minutes of the May 28th, 2025 General Meeting of the Board of Directors Surfside Office – B89 - 6:30 p.m.

Directors Present: President Paul Mesmer, Secretary Gayle Mueller Winnen, Tara Amundson, and Linda Garofalo.

Directors Absent: Rudy Lalonde.

Staff Present: District Clerk Chris Montana.

Community: V. John Kriss, Darcy McMahan, Ryan Hill, and Dave Chamberlain of Surfside Colony Storm Water Protection District; Dru Roland (Property Manager Supervisor) and Sandy Kriss (Board Member) of Surfside Colony, Ltd.

President Mesmer called the meeting to order at 6:30 p.m. and led all in the pledge of allegiance.

Community Input: None.

Review and Possible Approval of the April 21st, 2025 Board Meeting Minutes: After Board members reviewed the Minutes for the April 21st, 2025 Meeting of the Board, Director Amundson moved for approval as amended for typos, Secretary Mueller Winnen seconded, and the motion passed unanimously.

Surfside Colony, Ltd. Project Status and Operations Update:

a) Review and Approval of Anderson Fence Project: Clerk Montana distributed the Final Anderson Fence Project Status Template. Dru Roland of Surfside Colony, Ltd. reported that the Project had been approved by the Coastal Commission and was completed under budget. A motion was made and carried as follows:

MOTION: Director Amundson moved to approve the completed Anderson Fence Project, Secretary Mueller Winnen seconded, and the motion passed unanimously.

b) Review of Front Gate Project Status and Possible Approval of Change Order: Clerk Montana distributed the Front Gate Project Status Template for review and discussion. Dru Roland discussed Surfside Colony, Ltd.'s change order request to refurbish the front pedestrian gate, for which a quote was in progress. Due to the fiscal year nearing its end, the Board requested that the pedestrian gate be included with the 2025-26 Project Request.

c) Review, Discussion, and Possible Approval of Surfside Colony, Ltd.'s 2025-26 Proposal for Security and Maintenance Services: Dru Roland and Sandy Kriss of Surfside Colony, Ltd. discussed the 2025-26 Proposal for Security and Maintenance Services Contract with the Board, for an annual total of \$732,519 (\$61,043 monthly). Clerk Montana distributed to the Board a cost analysis by category indicating a total increase of 6.62% over the prior year. President Mesmer and Board members requested that the proposal be revised to allocate a portion of admin. payroll to Surfside Colony, Ltd. Motion for approval was tabled until next month.

Surfside Colony Community Services District
Minutes of the May 28th, 2025
General Meeting of the Board

d) Review, Discussion, and Possible Approval of Surfside Colony, Ltd.'s 2025-26 Project Request: Dru Roland and Sandy Kriss of Surfside Colony, Ltd. discussed the Project Request of \$10,100 to fund CCTV for parking lot (\$5,000) and to fund one-half of cost of golf cart (\$5,100) for use by Property Manager Supervisor. The Board recommended the addition of the front pedestrian gate and tabled action until its June meeting.

Review and Possible Approval of Current Bills Presented: Clerk Montana presented check #'s 3855-3860 for a total amount of \$101,212.47, consisting of \$58,067.20 for the May 2025 monthly Security and Maintenance billing, \$34,875.00 for Project Cost Reimbursement, and \$8,270.27 for general and administrative expenses. Checks were approved and signed as presented.

Clerk's Report, Fund Balance, and Review of Trial Balance: Clerk Montana reported the fund balance as of May 28, 2025 to be \$800,386 and reviewed the trial balance with the Board.

a) Presentation of 2024 Audit Report: The Clerk presented the 2024 audited financial statements, along with an unqualified opinion (the best opinion available); no adjustments had been made to year-end amounts.

b) Review and Discussion of 1st Draft of 2025-26 Operating Budget and Reserves: Clerk Montana distributed the 1st Draft of the 2025-26 Preliminary Operating Budget and Reserves in the amount of \$1,032,500 for Board review and discussion, which incorporated the above requests. The 2nd draft would be presented next month.

Establishment of 2025-26 User Fees for Publication: The Clerk presented the draft Assessment Resolution for review. After discussion, a motion was made and carried to establish the Annual User Fee as follows:

MOTION: Secretary Mueller Winnen moved to establish and publish the 2025-26 Annual User Fee (Security and Street Maintenance Assessment) as \$160 for developed lots and \$80 for undeveloped lots (no increase from prior years) and to set and publish the Assessment Meeting date for the June 2025 meeting. President Mesmer seconded and the motion passed unanimously.

Ad-hoc Committee Report on Review of District's Capital Improvement Project Approval Policy: President Mesmer summarized 3 possible policy changes for consideration by the Board: 1. District would hire a District Project Manager, 2. District would put projects out to bid, 3. District would directly receive and approve bids. Currently, the District contracts with Surfside Colony, Ltd. to perform these duties. The Board unanimously agreed to table consideration until next month's meeting when Director Lalonde would be present.

Board Member Items and New Business: President Mesmer reported on the CSDA Legislative conference in Sacramento and explained the process by which CSDA advocates or opposes proposed legislation.

Adjournment and Scheduling of Next Month's Meeting: President Mesmer moved to adjourn at 8:00 p.m. and schedule next month's meeting for June 23rd. Secretary Winnen seconded and the motion passed unanimously.


Paul Mesmer, President


Gayle Mueller Winnen, Secretary