

Surfside Colony Community Services District

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Minutes of the June 23rd, 2025 General Meeting of the Board of Directors Surfside Office – B89 - 6:30 p.m.

- Directors Present:** President Paul Mesmer, Secretary Gayle Mueller Winnen, Rudy Lalonde, Tara Amundson, and Linda Garofalo.
- Directors Absent:** None.
- Staff Present:** District Clerk Chris Montana; Tony Thrasher of Willdan Financial (District Assessor).
- Community:** V. John Kriss, Darcy McMahan, Eric Springer, and Dave Chamberlain of Surfside Colony Storm Water Protection District; Dru Roland (Property Manager Supervisor) and Sandy Kriss and Larry Zero (Board Members) of Surfside Colony, Ltd.; Darlene Cahoon of Surfside.

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

Community Input: None.

2025-26 User Fee Assessment:

(a) Assessor's Presentation of the 2025-26 User Fee Assessment Roll: Tony Thrasher of Willdan Financial Services presented the Surfside Colony Community Services District Fiscal Year 2025-26 Preliminary Assessment Roll for review and discussion, in the amount of \$41,280.00. The Assessor reported that the Notice of Filing Report had been published in accordance with Code Section 61115 and that the residential user fees for security, streets, park and recreation, and maintenance remained unchanged at \$160 for developed lots and \$80 for undeveloped lots. The County's fee to add user fees to tax roll would be .3%, or \$123.84.

(b) Board Hearing of Public Input and Protests: No written or oral protests were received.

(c) Review and Adoption of Resolution 2025-01 to Accept User Fee Assessment: After Board members reviewed and discussed the FY 2025-26 Preliminary Assessment Roll, a motion was made as follows:

MOTION: Director Amundson moved to adopt Resolution No. 2025-01 to resolve that 1) User Fees of \$80.00 are to be assessed on 2 undeveloped lots and User Fees of \$160.00 are to be assessed on 257 developed lots for a total 2025-26 Assessment of \$41,280.00, and 2) the Orange County Auditor-Controller is directed to add the 2025-26 Assessment to the Tax Roll. Director Lalonde seconded and the motion passed unanimously.

Review and Possible Approval of the May 28th, 2025 Board Meeting Minutes: After Board members reviewed the Minutes for the May 28th, 2025 Meeting of the Board, Director Amundson moved for approval as prepared, Director Garofalo seconded, and the motion passed unanimously.

Surfside Colony, Ltd. Project Status and Operations Update:

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a) Review and Possible Acceptance of the Front Gate Project: Clerk Montana distributed the Front Gate Project Completion Template for review and discussion. Property Manager Supervisor Dru Roland confirmed that the Project had been fully completed and was under budget. A motion was made and carried as follows:

MOTION: Director Amundson moved to accept the Front Gate Project as complete, Director Lalonde seconded, and the motion passed unanimously.

b) Review, Discussion, and Possible Approval of Surfside Colony, Ltd.'s 2025-26 Revised Proposal for Security and Maintenance Services: Clerk Montana distributed the 2025-26 Revised Proposal for Security and Maintenance Services for an annual total of \$726,691 (\$5,828 less than previous proposal). Clerk Montana distributed a cost comparison analysis, by service category, indicating a 5.75% increase from the prior year. After review and discussion, a motion was made and carried as follows:

MOTION: Director Amundson moved to accept the Annual 2025-26 Proposal for Security and Maintenance Services for an annual amount of \$726,691 (\$60,557.58 monthly). Director Lalonde seconded, and the motion passed unanimously. Clerk Montana presented the related 2025-26 Contract for President Mesmer's signature.

c) Review, Discussion, and Possible Approval of Surfside Colony, Ltd.'s 2025-26 Project Funding Request: Dru Roland and Sandy Kriss of Surfside Colony, Ltd. discussed the Revised 2025-26 Project Funding Request for a total amount of \$40,100, to fund 1) CCTV for parking lot for \$5,000, 2) one-half of the cost of a golf cart for \$5,100 for use by Property Manager Supervisor, 3) Pedestrian Gates for \$20,000, and 4) Anderson Gate repairs for \$10,000. A motion was made and carried as follows.

MOTION: President Mesmer moved to set aside 2025-26 funding for Surfside Colony, Ltd.'s Proposed Projects in the amount of \$40,100 with the actual approval and subsequent payment for each Project to be made in accordance with procedures outlined in the District's Capital Improvement Project Approval Policy. Director Amundson seconded, and the motion passed: Ayes 4, Noes 0, 1 Abstention (Garofalo).

Review and Possible Approval of Current Bills Presented: Clerk Montana presented check #'s 3861-3863 for a total amount of \$5,432.48, consisting of general and administrative expenses. Payment of the June 2025 Security and Maintenance billing would be paid in July after Surfside Colony, Ltd. closes its fiscal year books and the final reconciliation of budgeted and actual expenses has been prepared. 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 June 23, 2025 to be \$745,012 and reviewed the current year trial balance with the Board.

a) Review and Possible Adoption of 2025-26 Preliminary Operating Budget, Reserves, and Investment Policies: Clerk Montana presented the 2025-26 Preliminary Operating Budget in the amount of \$1,057,500, Reserve Policy, and Investment Policy for review and discussion. A motion was made and carried as follows:

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MOTION: Director Lalonde moved to adopt the 2025-26 Preliminary Operating Budget in the amount of \$1,057,500 to fund \$787,691 in operating expenses, \$40,100 for projects, and \$229,709 in reserves, under the premise that amounts may change slightly in the preparation of the Final 2025-26 County of Orange budget once the year-end books are closed. Director Garofalo seconded, and the motion passed unanimously.

Review and Possible Amendment of District's Capital Improvement Project Approval Policy: President Mesmer revisited the Ad-hoc committee's three 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. After Board discussion, a motion was made as follows:

MOTION: Director Garofalo moved to amend the current Capital Improvement Project Approval Policy to incorporate the changes outlined above. The motion was not seconded and did not pass.

Board Member Items and New Business: None.

Adjournment and Scheduling of Next Month's Meeting: Director Amundson moved to adjourn the meeting at 7:24 p.m. and to schedule next month's meeting for July 21st. President Mesmer seconded, and the motion passed unanimously.



Paul Mesmer, President



Gayle Mueller Winnen, Secretary