

Surfside Colony Community Services District

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Minutes of the September 15th, 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.

Community: V. John Kriss, Dave Chamberlain, Darcy McMahon, Eric Springer, and Ryan Hill of Surfside Colony Storm Water Protection District; Dru Roland (Property Manager Supervisor) 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 August 18th, 2025 Board Meeting Minutes: After Board members reviewed the Minutes for the August 18th, 2025 Meeting of the Board of Directors, Secretary Mueller Winnen moved for approval as prepared, Director Lalonde seconded, and the motion passed unanimously.

Surfside Colony, Ltd. Project Status and Operations Update:

a) Review, Discussion, and Possible Approval of CCTV Parking Lot Project: Clerk Montana distributed the Project Status Template and backup documentation for the CCTV Parking Lot Project, as provided by Surfside Colony, Ltd., for review and discussion. A motion was made and carried as follows:

MOTION: Director Amundson moved to approve a project cost reimbursement payment to Surfside Colony, Ltd. in the amount of \$4,580 and to close out the CCTV Parking Lot Project. Secretary Mueller Winnen seconded, and the motion passed unanimously.

b) Review, Discussion, and Possible Approval of the Replacement of Two Pedestrian Gates Project: Clerk Montana distributed the Project Approval Template for the replacement of two pedestrian gates; one located at the front entrance and one facing Anderson Street, for an amount not to exceed \$20,000. Dru Roland of Surfside, Ltd. reviewed the quote and specifications and answered Board member questions regarding accessibility. A motion was made and carried as follows:

MOTION: Director Amundson moved to approve the Replacement of Two Pedestrian Gates Project in an amount not to exceed \$20,000. Secretary Mueller Winnen seconded, and the motion passed unanimously.

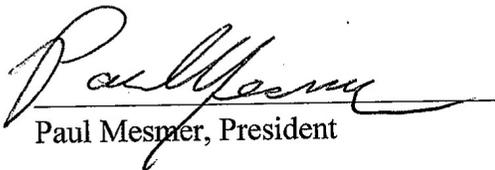
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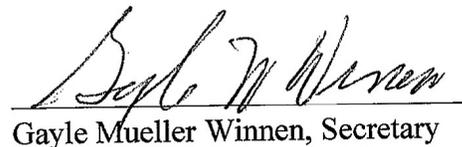
Review and Possible Approval of Current Bills Presented: Clerk Montana presented check #'s 3872-3875 for a total amount of \$68,408.94, consisting of the September 2025 Security and Maintenance billing in the amount of \$60,557.58, Project Cost Reimbursement in the amount of \$4,580, and \$4,271.36 for general and administrative expenses. Checks were approved and signed as presented.

Clerk's Report, Fund Balance, and Review of Trial Balance: Clerk Montana reviewed the August 2025 trial balance with the Board, including current month income and expenses. The fund balance as of September 15, 2025 was reported to be \$633,478.

Board Member Items and New Business: Director Garofalo discussed with Board members new legislation (AB 339) which affects how Districts award contracts. President Mesmer and Clerk Montana stated that it seemingly does not apply to the District, since the District does not have any employees (or unionized employees). President Mesmer discussed the annual CSDA conference that he had attended and encouraged Board members to review the speakers' material that could be accessed on the CSDA website. President Mesmer also stated that he would be attending the upcoming LAFCO meeting.

Adjournment and Scheduling of Next Month's Meeting: Secretary Mueller Winnen moved for adjournment at 6:49 p.m. and to schedule next month's meeting for October 20th. Director Amundson seconded, and the motion passed unanimously.


Paul Mesmer, President


Gayle Mueller Winnen, Secretary