

Surfside Colony Community Services District

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Minutes of the July 20th, 2026 General Meeting of the Board of Directors Surfside Office – B89 - 6:30 p.m.

Directors Present: Gayle Mueller Winnen, Rudy Lalonde, Linda Garofalo, and Ryan Hill.
Directors Absent: Tara Amundson.
Staff Present: District Clerk Chris Montana.
Community: V. John Kriss, Darcy McMahon, Dave Chamberlain, and Eric Springer of Surfside Colony Storm Water Protection District; Dru Roland Property Manager Supervisor of Surfside Colony, Ltd.

Secretary Mueller Winnen called the meeting to order at 6:30 p.m.

Community Input: None.

Review and Possible Approval of the June 22nd, 2026 General Meeting of the Board Minutes: After Board members reviewed the Minutes of the June 22nd, 2026 General Meeting, Director Lalonde moved for approval as prepared, Secretary Mueller Winnen seconded, and the motion passed unanimously.

Surfside Colony, Ltd. Project and Operations Update:

(a) Review, Discussion, and Possible Project Approval: Clerk Montana distributed Surfside Colony, Ltd.'s completed Project Approval Templates, with supporting quotes, for: (1) the Anderson Gate in the amount of \$24,999, (2) Maintenance Gate in the amount of \$24,999, and (3) Kubota Utility Vehicle in the amount of \$26,000. After Board discussion and input from Surfside Colony, Ltd. Property Manager Supervisor Roland, a motion was made and carried as follows:

MOTION: Director Lalonde moved to approve the Anderson Gate Project in an amount not-to-exceed \$24,999, the Maintenance Gate Project in an amount not-to-exceed \$24,999, and the Kubota Utility Vehicle Project in an amount not-to-exceed \$26,000. The motion passed as follows: Ayes 3, Noes 1, Absent 1.

Review and Possible Approval of Current Bills Presented: Clerk Montana presented check #'s 3906-3908 for a total amount of \$63,465.16, consisting of \$60,828.00 for the Surfside Colony, Ltd. monthly billing for services and \$2,637.16 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 July 20th, 2026 to be \$979,058. The Clerk reviewed both the year-end June 30th, 2026 and July 20, 2026 trial balances with the Board.

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(a) Review and Possible Acceptance of Surfside Colony Ltd., 2025-26 Final Year-End Reconciliation of Security and Maintenance Contract: Clerk Montana presented the final 2025-26 year-end reconciliation showing total actual expenses incurred by Surfside Colony, Ltd. in fulfilling the 2025-26 Security and Maintenance Contract (excluding rent) of \$707,496, compared to total contract expenses paid by the District of \$713,491. Therefore, a credit of \$5,995 was applied to the June 2026 billing per the contract. A motion was made and carried as follows:

MOTION: Director Garofalo moved to accept the 2025-26 Surfside Colony Ltd. Security and Maintenance Contract Year-End Reconciliation as prepared. Director Lalonde seconded and the motion passed unanimously.

(b) Review and Possible Approval of District's 2025-26 Annual Report and Fact Sheet: Clerk Montana distributed the District's 2025-26 Summary of Finances and Fact Sheet to be placed in the Surfside Colony, Ltd. Annual Report for Board members' review. A motion was made and carried as follows:

MOTION: Director Garofalo moved to approve the 2025-26 Annual Report and Fact Sheet to be presented and published in Surfside Colony Ltd.'s annual report to shareholders as prepared. Director Lalonde seconded and the motion passed unanimously.

(c) Review and Signing of 2026-27 Surfside Colony, Ltd. Security & Maintenance Contract: Clerk Montana presented was the 2026-27 Security and Maintenance Contract for a total annual amount of \$729,936 (\$60,828 monthly), as approved at last month's meeting, for signature. Dave Evans, President of Surfside Colony, Ltd. had already signed and dated the agreement. After Board review, a motion was made and carried as follows:

MOTION: Director Hill moved to approve the 2026-27 Annual Security and Maintenance Contract for a total annual amount of \$729,936 (\$60,828 monthly). Director Lalonde seconded and the motion passed unanimously. Secretary Mueller Winnen signed the Security and Maintenance Contract on District's behalf.

Adjournment and Scheduling of Next Month's Meeting Date: There being no further business to come before the Board, Director Hill moved to schedule next month's meeting for August 17th, and to adjourn at 7:30 p.m., Director Hill seconded, and the motion passed unanimously.


Gayle Mueller Winnen, Secretary

