

Surfside Colony Community Services District

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Minutes of the June 22nd, 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, and Eric Springer of Surfside Colony Storm Water Protection District; Dru Roland Property Manager Supervisor of Surfside Colony, Ltd.; Tony Thrasher of Willdan Financial Services.

In President Amundson's absence, Secretary Mueller Winnen called the meeting to order at 6:30 p.m.

Community Input: None.

2026-27 User Fee Assessment:

(a) Assessor's Presentation of the 2026-27 User Fee Assessment Roll: Tony Thrasher of Willdan Financial Services presented the Surfside Colony Community Services District Fiscal Year 2026-27 Preliminary Assessment Roll for review and discussion, in the amount of \$41,360.00. 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 and street maintenance remained unchanged at \$160 for developed lots and \$80 for undeveloped lots.

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

(c) Review and Adoption of Resolution 2026-01 to Accept User Fee Assessment: After Board members reviewed and discussed the FY 2026-27 Preliminary Assessment Roll, a motion was made as follows:

MOTION: Director Garofalo moved to adopt Resolution No. 2026-01 to resolve that 1) User Fees of \$80.00 are to be assessed on 3 undeveloped lots and User Fees of \$160.00 are to be assessed on 257 developed lots for a total 2026-27 Assessment of \$41,360.00, and 2) the Orange County Auditor-Controller is directed to add the 2026-27 Assessment to the Tax Roll. Director Lalonde seconded and the motion passed unanimously.

Review and Possible Approval of the May 18th, 2026 Board Meeting Minutes: After Board members reviewed the Minutes of the May 18th, 2026 Meeting of the Board of Directors, Director Lalonde moved for approval as prepared, Secretary Mueller Winnen seconded, and the motion passed unanimously.

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Surfside Colony, Ltd. Project and Operations Update: Clerk Montana distributed District correspondence transmitted to Surfside Colony, Ltd. Board members regarding the District's recommended community projects, as well as the written response received back from Surfside Colony, Ltd.'s Board. Director Garofalo communicated her concerns regarding the Surfside Colony, Ltd. Board's response that they decided not to move forward with any of the District's project recommendations. Clerk Montana recommended tabling the issue until President Amundson is in attendance.

(a) Review, Discussion, and Possible Approval of Surfside Colony, Ltd.'s 2026-27 Revised Proposal for Security and Maintenance Services: Clerk Montana distributed the 2026-27 Revised Proposal for Security and Maintenance Services for an annual total of \$729,938 (\$2,000 less than original proposal). After review and discussion, a motion was made and carried as follows:

MOTION: Director Hill moved to accept Surfside Colony, Ltd.'s Annual 2026-27 Proposal for Security and Maintenance Services for an annual amount of \$729,938 (\$60,828 monthly). Director Lalonde seconded, and the motion passed: 3 Ayes; 1 Noe. Clerk Montana agreed to assist in drafting the 2026-27 Contract for signatures.

(b) Review, Discussion, and Possible Approval of Surfside Colony, Ltd.'s 2026-27 Project Funding Request: Dru Roland of Surfside Colony, Ltd. discussed the Revised 2026-27 Project Funding Request for a total amount of \$104,000, to fund 1) Anderson Gates for \$50,000, 2) Maintenance Slide Gate for \$28,000, and 3) Maintenance Kubota for \$26,000. A motion was made and carried as follows.

MOTION: Director Hill moved to set aside 2026-27 funding for Surfside Colony, Ltd.'s Proposed Projects in the amount of \$104,000 with the actual approval and payment for each Project to be made in accordance with District's Capital Improvement Project Approval Policy (i.e. going out to bid, paying prevailing wages, and registering with DIR). Director Lalonde seconded, and the motion passed: Ayes 3, Noes 1.

Review and Possible Approval of Current Bills Presented: Clerk Montana presented check #'s 3903-3905 for a total amount of \$6,040.96 for general and administrative expenses. The June 2026 Security and Maintenance billing would be paid in July after final reconciliation of budgeted and actual Surfside Colony, Ltd. expenses had been prepared. The Board authorized Clerk to transmit monthly Surfside Colony, Ltd. payment for an amount not exceeding regular budgeted amount of \$60,557.48. 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 22nd, 2026 to be \$1,020,370 and reviewed the trial balance with the Board. The Clerk also reported that \$300,000 had been transferred from the District's regular checking account to its LAIF investment account.

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(a) Review and Possible Adoption of 2026-27 Preliminary Operating Budget, Reserves, and Investments:

Clerk Montana presented the 2nd Draft of the 2025-26 Preliminary Operating Budget in the amount of \$1,135,900, including budgeted reserves and investments, for review and discussion. A motion was made and carried as follows:

MOTION: Director Hill moved to adopt the 2026-27 Preliminary Operating Budget in the amount of \$1,135,900 to fund \$790,939 in operating expenses, \$104,000 for projects, and \$240,961 in reserves, with the understanding that amounts may change in the preparation of the Final 2026-27 County of Orange Budget, once the year-end books are closed. Director Lalonde seconded, and the motion passed unanimously.

(b) Review of Directors with Terms Expiring in 2026: The Clerk stated that all current Board Members, with the exception of Director Rudy Lalonde, were up for election in 2026 and that the Registrar of Voters Transmittal of Election Information had been electronically filed. The Candidate Filing Period for the upcoming election is from July 13th through August 7th.

(c) Discussion and Possible Vote for CSDA Candidate – Seat C 2027-29: Clerk Montana discussed CSDA Seat C candidates with the Board. A motion to vote was made and carried as follows:

MOTION: Director Garofalo moved to vote for Jason Dafforn for Seat C – Southern Network of the CSDA Board of Directors, and to authorize Clerk Montana to cast the vote electronically. Director Hill seconded, and the motion passed unanimously.

Adjournment and Scheduling of Next Month's Meeting Date: There being no further business to come before the Board, Director Lalonde moved to schedule next month's meeting for July 20th, and to adjourn at 7:16 p.m., Director Hill seconded, and the motion passed unanimously.


Gayle Mueller Winnen, Secretary

