

SURFSIDE III Community e-Newsletter

Also viewable in its' entirety on either of our websites: www.surfsideiii.com or www.surfsideiii.org

July 2020
10 Page Edition

Lya (Lea) Findel (Editor)
surfsideiiiLya@gmail.com

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE



The next Board meeting will be held **July 11, 2020** starting at **10:00 am**.

PLEASE CALL 1-844-854-2222 (Toll Free)

Access Code = 822680#

Agenda Items will be posted on both websites after July 7th.

FILLING OF VACANT BOARD DIRECTOR POSITION

Lya Findel has resigned from her position as a Board Director. Surfside III would like to thank Lya for the excellent service she has provided to this community. The Board is now seeking owners who would like to be considered to be appointed to the Board to serve until the elections in October 2020. If you are interested in being considered for the vacant Board position and are willing to provide the appropriate time to fulfill the duties of a Board director, please submit your application by **emailing** it to the President at a67sand@aol.com by noon **July 20, 2020**. Copies of all applications submitted will be provided to the other Board directors. Based on a review of the applications, interviews may be held to obtain further candidate information. An appointment to the position will occur at a Board Meeting.

A copy of the Nomination Form to fill the **Vacant** Director position is included within this Newsletter and is also available on our websites.

ELECTION OF 5 BOARD DIRECTORS

The election of Board Directors will be held on October 10, 2020. There are five volunteer positions for Directors. Any owner who is interested in becoming a Director is asked to submit a Nomination Form which is available below, on our websites, or by requesting that one be sent to you, by sending an email to ssiiioffice@gmail.com. Nomination forms are to be submitted to the Surfside III Onsite Office, 600 Sunfish Way, Port Hueneme, CA 93041 by **2:00 pm** on **July 22, 2020**.

Candidates for a Board Director position must be owners in good standing with the COA. It is expected that the candidate will be willing to assist in the operation and maintenance of the COA. This work may include meeting with other owners/residents, attending special meetings besides the regular monthly meetings, reviewing and commenting on multiple issues such as the budget, rules, CC&Rs, investigating complaints, conducting research on products and procedures, meeting with contractors/vendors, providing decisions on COA matters, and other related duties. Directors also may attend monthly Community Associations Institute (CAI) meetings to learn the methods used for COA governance.

If you are interested in knowing more about the Board Directors' duties, please contact a present or past Director. The contact information for the current Board Directors can be found on the Surfside websites



Surfside III
Condominium Owners' Association, Inc

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC
NOMINATION FORM TO FILL A VACANT BOARD DIRECTOR POSITION

This form is provided to Surfside III Owners in good standing who wish to fill a Director vacancy on the COA Board.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

This form is to be emailed to the Board President at a67sand@aol.com by Noon, July 20, 2020.

CLUBHOUSE BOARD ACTION

The Board voted to **keep the Clubhouse closed** at the June 13, 2020 Board Meeting. Several factors were considered:

- The data shows that the Coronavirus infections and deaths continue to increase in Ventura County.
- The COA's insurance policy includes the following statement, "Exclusion of Loss Due to Virus or Bacteria" and further states "We will not pay for loss or damage caused by or resulting from any virus, bacterium or other microorganism that induces or is capable of inducing physical distress, illness or disease". The Board felt the risk of a lawsuit was not in the best financial interest for the owners. When other court cases, in the future, involving residents vs COA with claims stating that the residents were harmed by the virus due to COA negligence have been resolved, the Board may reconsider re-opening the Clubhouse based on the court outcome.
- In order for the COA's Directors and Officers insurance to protect the Directors for their decisions in the operation of the COA, the Directors must perform within the scope of their duties, perform those duties in good faith in the best interests of the community, and perform those duties in a manner which is not willful, wanton or grossly negligent. The Board does not believe that re-opening the Clubhouse at this time is in the best interest of the COA.
- Ventura County Health Officer and the State of California have issued guidelines to re-open pools, Jacuzzi, and gyms. (Please view these requirements on our websites under Important Information). A review of the requirements shows that multiple changes would be needed, at extra cost, to adhere to these rules.
- Nine owners submitted comments to the Board regarding re-opening the pool. Five submittals did not favor re-opening the pool; the others offered suggestions on how to tackle the physical requirements of the guidelines.

In conclusion, the Board will continue to monitor the situation to see when the Clubhouse can be opened again.

FOURTH OF JULY HOLIDAY

Just a reminder that fireworks may be used adjacent to Surfside III. With the Fourth of July celebration, more explosive sounds will be heard. Please keep your pets inside to help keep them calm and safe.

SOCIAL DISTANCING AND MASK WEARING

The California Department of Public Health has issued guidelines listed below for observing social distancing as well as wearing masks while out in public: Keeping **social distancing of 6'** and the wearing of a cloth face covering when within confined spaces or any time where adequate social distancing cannot be maintained, such as the condo walkways, stairwells and elevators.



SONIA Y. ANGELL, MD, MPH
State Public Health Officer & Director

State of California—Health and Human Services Agency
California Department of Public Health



GAVIN NEWSOM
Governor

June 18, 2020

GUIDANCE FOR THE USE OF FACE COVERINGS

Because of our collective actions, California has limited the spread of COVID-19 and associated hospitalizations and deaths in our state. Still, the risk for COVID-19 remains and the increasing number of Californians who are leaving their homes for work and other needs, increases the risk for COVID-19 exposure and infection.

Over the last four months, we have learned a lot about COVID-19 transmission, most notably that people who are infected but are asymptomatic or pre-symptomatic play an important part in community spread. The use of face coverings by everyone can limit the release of infected droplets when talking, coughing, and/or sneezing, as well as reinforce physical distancing.

This document updates existing [CDPH guidance](#) for the use of cloth face coverings by the general public when outside the home. It mandates that face coverings be worn state-wide in the circumstances and with the exceptions outlined below. It does not substitute for existing guidance about social distancing and handwashing.

Guidance

People in California must wear face coverings when they are in the high-risk situations listed below:

- Inside of, or in line to enter, any indoor public space;¹
- Obtaining services from the healthcare sector in settings including, but not limited to, a hospital, pharmacy, medical clinic, laboratory, physician or dental office, veterinary clinic, or blood bank;²
- Waiting for or riding on public transportation or paratransit or while in a taxi, private car service, or ride-sharing vehicle;
- Engaged in work, whether at the workplace or performing work off-site, when:
 - Interacting in-person with any member of the public;
 - Working in any space visited by members of the public, regardless of whether anyone from the public is present at the time;

¹ Unless exempted by state guidelines for specific public settings

² Unless directed otherwise by an employee or healthcare provider



- Working in any space where food is prepared or packaged for sale or distribution to others;
- Working in or walking through common areas, such as hallways, stairways, elevators, and parking facilities;
- In any room or enclosed area where other people (except for members of the person's own household or residence) are present when unable to physically distance.
- Driving or operating any public transportation or paratransit vehicle, taxi, or private car service or ride-sharing vehicle when passengers are present. When no passengers are present, face coverings are strongly recommended.
- While outdoors in public spaces when maintaining a physical distance of 6 feet from persons who are not members of the same household or residence is not feasible.

The following individuals are exempt from wearing a face covering:

- Persons age two years or under. These very young children must not wear a face covering because of the risk of suffocation.
- Persons with a medical condition, mental health condition, or disability that prevents wearing a face covering. This includes persons with a medical condition for whom wearing a face covering could obstruct breathing or who are unconscious, incapacitated, or otherwise unable to remove a face covering without assistance.
- Persons who are hearing impaired, or communicating with a person who is hearing impaired, where the ability to see the mouth is essential for communication.
- Persons for whom wearing a face covering would create a risk to the person related to their work, as determined by local, state, or federal regulators or workplace safety guidelines.
- Persons who are obtaining a service involving the nose or face for which temporary removal of the face covering is necessary to perform the service.
- Persons who are seated at a restaurant or other establishment that offers food or beverage service, while they are eating or drinking, provided that they are able to maintain a distance of at least six feet away from persons who are not members of the same household or residence.
- Persons who are engaged in outdoor work or recreation such as swimming, walking, hiking, bicycling, or running, when alone or with household members, and when they are able to maintain a distance of at least six feet from others.

- Persons who are incarcerated. Prisons and jails, as part of their mitigation plans, will have specific guidance on the wearing of face coverings or masks for both inmates and staff.

Note: Persons exempted from wearing a face covering due to a medical condition who are employed in a job involving regular contact with others should wear a non-restrictive alternative, such as a face shield with a drape on the bottom edge, as long as their condition permits it.

Background

What is a cloth face covering?

A cloth face covering is a material that covers the nose and mouth. It can be secured to the head with ties or straps or simply wrapped around the lower face. It can be made of a variety of materials, such as cotton, silk, or linen. A cloth face covering may be factory-made or sewn by hand or can be improvised from household items such as scarfs, T-shirts, sweatshirts, or towels.

How well do cloth face coverings work to prevent spread of COVID-19?

There is scientific evidence to suggest that use of cloth face coverings by the public during a pandemic could help reduce disease transmission. Their primary role is to reduce the release of infectious particles into the air when someone speaks, coughs, or sneezes, including someone who has COVID-19 but feels well. Cloth face coverings are not a substitute for physical distancing, washing hands, and staying home when ill, but they may be helpful when combined with these primary interventions.

When should I wear a cloth face covering?

You should wear face coverings when in public places, particularly when those locations are indoors or in other areas where physical distancing is not possible

How should I care for a cloth face covering?

It's a good idea to wash your cloth face covering frequently, ideally after each use, or at least daily. Have a bag or bin to keep cloth face coverings in until they can be laundered with detergent and hot water and dried on a hot cycle. If you must re-wear your cloth face covering before washing, wash your hands immediately after putting it back on and avoid touching your face. Discard cloth face coverings that:

- No longer cover the nose and mouth
- Have stretched out or damaged ties or straps
- Cannot stay on the face
- Have holes or tears in the fabric

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FINANCIAL SUMMARY – Treasurer’s Report – Page LaPenn

Total Cash

- UP \$113,751 as compared with 12/31/2019 however we have a \$93,000 payment to make for the completion of the bridge project. Most of the increase in cash came in April due a very low cost for maintenance.

	Total Cash
4/30/2020	\$ 1,348,449
3/31/2020	\$ 1,238,508
12/31/2019	\$ 1,234,698

Budget vs Actual

- We are currently \$13,000 over budget for the year (2.3%) due to higher rates than budgeted for Insurance and Maintenance.

Approximate Cost of reopening the clubhouse would be at a **minimum**: \$20 per unit per month

- **Limit of 5-10 people per hour**
- **Based on 4 hours per day**
- **Cost per user per visit - \$10-\$12**
- There are many considerations the board has been weighing as we address owners desire to have the clubhouse open again. I would like to point out the additional cost that will be incurred that is not currently in the budget. These are very sad facts and the recent bankruptcy of 24-Hour Fitness is proof that we are not alone.
- Based on the current County guidelines, to open the clubhouse, we could only allow 10 people in at a time. To minimize the frustration of all involved, we would need an appointment system (**additional cost**). The pool could only be used for lap swim (**no families with children** – hard to maintain social distancing). Lap lane markers would have to be installed at an **additional cost**. The lanes for lap swim need to be wide enough to minimize the chance that aspirant from one swimmer could infect another – 10 feet. So only 2 swimmers at a time.
- The exercise equipment would need to be at a minimum of 12 feet apart because treadmills and exercise bikes are aerobic exercise and would generate a lot of aspirant. Also, our current exercise room does not have proper ventilation to ensure that aspirant would be vented to the outside (**additional cost**). But for sake of discussion(because it is not even contemplated to make arrangements for people to use the exercise equipment) if we moved the equipment to another area, at an additional cost, 3 people could be on the 2 treadmills/1 exercise bike.
- So bottom line – **only 5 people per hour could be admitted**.
- To provide for all the requirements for social distancing, we would **need to hire a security guard and a cleaning attendant**. The **additional cost** for these two positions is not in the budget and would be about \$50 per hour of operation. There will be **additional costs** of protective equipment, cleaning supplies, and a reservation system...so assume that \$50 is a low estimate.
- This is by no means a complete list of the concerns, but the **cost of the minimum is significant**.

COMMUNITY VOLUNTEER COMMITTEES

Surfside III has various committees that you may be interested in participating in depending on your interests. The committees and their focus are as follows:

OWNERS AND TENANTS:

Beautification Committee - residents participate in quarterly planting events throughout the complex. Provide special attention to landscaped areas. Chairperson: Lynne Haile **email contact info below***

Community Garden - provides an opportunity for residents to plan, prepare, plant and maintain a personal garden. Chairperson: **vacant.... email contact info below***

Elevator Response Committee - respond to simple elevator non-operating issues such as leaves stuck in the bottom track that trigger sensors to prevent door closures. **email contact info below***

Enhancement Committee - residents contribute to make Surfside III landscape attractive and well kept. Chairperson: Lynn Santamaria lscif95@aol.com

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. Chairperson: **email contact info below***

OWNERS:

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: **email contact info below***

Gate Operation Committee - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Dexter Kelly **email contact info below***

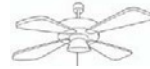
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci surfside3rulesandregs@aol.com

IF YOU ARE INTERESTED IN JOINING A COMMITTEE OR STARTING A COMMITTEE TO ADDRESS ISSUES THAT YOU FEEL ARE IMPORTANT AND ARE NOT BEING HANDLED BY OTHER COMMITTEES, PLEASE CONTACT:

***Jennifer Gannon our Customer Service Representative at SSiiiOffice@gmail.com**

ARCHITECTURAL APPLICATION REQUIREMENTS



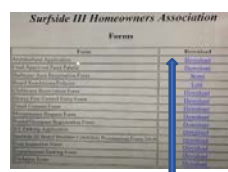
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed and the site returned to its original condition.



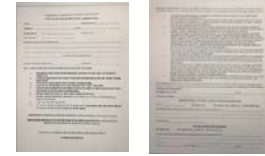
Click on:



Click on: "FORMS"



Click on: **download**



Print 2 page form "INFORMATION"

Forms are available online at: www.surfsideiii.com or you may get the required 2 pages from our **onsite office**.

ASBESTOS LAW:

Prior to work commencing, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing **any renovation** in your unit the **law** states the following: Rule 1403. **Asbestos emissions from demolition/renovation activities** (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A)Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal and land filing requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records and are required to use appropriate warning labels, signs and markings. (B)Applicability. The rules in whole or in part, is applicable to owners and operators of any demolition or renovation activity and the associated disturbance of asbestos containing material.

**The Surfside III Condominium Association ("association"), or as often referred to as the Surfside III COA, is not responsible for the content and accuracy of any information provided by owners or third parties. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, editor, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

*The Davis-Sterling Act requires associations to give notice of Board meetings, including an agenda of the meeting. Posting is allowed, provided it is in a prominent location accessible to all members. In addition, associations must mail a notice to any owner who so requests.

*Surfside III posts all agendas on the website (<http://www.surfsideiii.com>) and on the Clubhouse Bulletin Board.

SURFSIDE III CONDOMINIUM ASSOCIATION CONTACT INFORMATION

as of June 30, 2020

ON-SITE OFFICE

600 Sunfish Way, Port Hueneme, CA 93041
(Entrance located in back of Clubhouse...closest to building 8)

1-805-427-4102

SSiiiOffice@gmail.com

ON-SITE OFFICE HOURS:

Monday – Friday

7:30 a.m. to 11:30 a.m. - 12 Noon to 4 p.m.

MANAGEMENT COMPANY:

Lordon Property Management

(Handles all billing, escrow, insurance and collections matters)

1275 Center Court Drive, Covina CA 91724

manager@surfsideiii.com

1-800-729-5673

AFTER HOURS - NON-LIFE THREATENING - CAMPUS PROPERTY EMERGENCY NUMBERS

(example would be sprinklers flooding property)

1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921