



Surfside III Condominium Owners' Association, Inc

PRESIDENT'S COMMENTS

This past year COVID-19 has certainly affected our residents in multiple ways: from losing a relative or a loved one, separation from family and friends and the changing of lifestyles.

While our residents sheltered in place, our Surfside III staff was either furloughed or assigned to work from home except for our Maintenance Supervisor whose daily, strategic on-site duties continued. Since April of 2020 Board Meetings have been conducted virtually. By doing so, more owners have been able to attend the meetings than those previously conducted in person.

The Center for Disease Control and Prevention agency has issued varying guidelines. As these rules and guideline have been set in place here in Ventura County, the Board has adapted and complied with them for the betterment and welfare of Surfside III. The possibility of the Governor lifting certain restrictions in June will be carefully monitored.

As an owner, either as a full or part time resident or as a landlord, you are being asked to participate in providing input to the Board. The Board is composed of five owners who volunteer their time to conduct COA business and seeks to lead the association in the direction that most owners want to go. To achieve idea sharing, communication between owners and the Board is imperative. You are encouraged to sign up to receive and read the e-Newsletter and to read the Board agendas and minutes.

The following topics, plus others, will be discussed in the coming months and your input is sought:

- 1) The opening of the Clubhouse
- 2) Resumption of maintenance activities – sewer line cleaning, termite inspection, painting of rails
- 3) Budget – pending cost of balcony repairs and how to pay for them
- 4) Hiring Personnel/contracting out – to comply with any health restrictions
- 5) Options for re-financing of existing COA loans
- 6) Lights on balconies/patios Issues and BBQs
- 7) Installation of electric vehicle charging stations
- 8) CC&Rs
- 9) Maintenance of facilities
- 10) Completion of Capital Projects

Andy Santamaria, Board President
Email: a67sand@aol.com



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Election of Board Directors

The election of Board Directors will be held on October 9, 2021. 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 in this letter and at www.surfsideiii.com or www.surfsideiii.org or by requesting that one be sent 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 21, 2021**.

As has occurred in the past, there have been insufficient ballots submitted at the scheduled October Meeting and the ballots cannot be opened. Knowing this, the ballots are scheduled to be opened later, on October 30, 2021.

Qualifications of Candidates and Directors/Elected Positions

- a. Candidates for election to the Board shall be Owners and Members of the Association, and the Board shall be composed of five (5) persons who shall, at all times, be Members of the Association.

- b. In order to be a candidate for election for Director or any other elected position, such Member, as of the date ballots are distributed: (a) must be current in the payment of Regular and Special assessments ; (b) must not have a joint ownership interest, either directly or indirectly, in the same unit as another candidate or incumbent Director; (c) must have been a Member of the Association for not less than one (1) year; (d) must not have a past criminal conviction that, if elected, would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806, or terminate the Association's existing fidelity bond coverage. If title to a Unit is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for purposes of running for and serving on the Board. Notwithstanding the foregoing, the candidate shall not be disqualified for election for Director for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true
 - (i) The candidate has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;
 - (ii) The candidate has entered into a payment plan pursuant to Civil Code §5665. Furthermore, the Association shall not disqualify the candidate pursuant to this Section 1(b) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.

- c. In order to remain qualified to serve on the Board, at all times during such Member's term as a Director, the Member must: (a) remain current in the payment of Regular and Special assessments; (b) not enter into a joint ownership interest, either directly or indirectly, in the same unit as another Director; (c) must remain a Member of the Association; (d) must not be convicted of a crime that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage. Notwithstanding the foregoing, the Director shall not be disqualified for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:
 - (i) The Director has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;



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- (ii) The Director has entered into a payment plan pursuant to Civil Code §5665. Furthermore, the Association shall not disqualify the Director pursuant to this Section 1(c) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.

- d. The Board may declare vacant the seat of any Director who ceases to meet the qualifications for a Director set forth in this Section upon the occurrence of the non-qualifying event, and the Director's seat shall then be deemed vacant in accordance with the Association's Bylaws and/or the Corporations Code.

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.



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**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC
NOMINATION FORM FOR 2021 BOARD DIRECTOR POSITION**

This form is provided to Surfside III Owners in good standing who wish to include their names on the Election Ballot for the position of Board Director.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

This form must be received by the Association by mail, email, or personal delivery by **2:00 pm** on **July 21, 2021** at the following address: ONSITE OFFICE, 600 SUNFISH WAY, PORT HUENEME, CA 93041
EMAIL: ssiiioffice@gmail.com; PHONE: 805-488-8484

Onsite Office: 600 Sunfish Way, Port Hueneme, CA 93041 Phone: 805-488-8484 Fax: 805-488-4904
Website: Surfsideiii.com ssiiioffice@gmail.com



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LIGHTS ON BALCONIES RULE

In the May Newsletter, it was requested that residents submit comments to the following question: *whether to 1) Keep enforcing the no-lights on balconies/patios rule or 2) Allow approved lights to be placed on units using the Architectural Application process. In your comments, please provide your preference as to what types, colors, intensity of lights could be approved.*

Ten comments were received: eight residents said it was ok to have lights but with conditions, one resident said that lights should only be allowed during holidays, and one resident said no lights should be allowed.

Director Falin will be drafting a rule that may allow the placing of lights on balconies and patios. The content of the rule could include such matters as: what lights will be allowed (colored, blinking, what intensity, what style and size, lights based on holiday modes, etc.), where will the lights be allowed to be placed (wrapped around or hanging from the rails, should residents be allowed to puncture the wood beams or stucco, around the sliding glass doors, front doors, windows, fences, etc.), when are the lights to be allowed to be hung (certain part of the year), what time can the lights be turned on or turned off, will timers be required, can holiday based lights be left on all-year (what is considered a holiday), what are the conditions that must be met prior to hanging the lights up, what if another resident finds that the lights are annoying or are blocking their view, what process is to be followed to approve the hanging of the lights (will there be a Light Committee that will review each submittal for light installation), who will enforce the rule, will existing lights be grandfathered in.

Please submit your suggestions as to how the rule should be worded to Carol Falin (carolfsurfsideiii@gmail.com) by **July 2, 2021** since the Board will discuss this matter at the July 10th Board Meeting.

FILLING OF VACANT BOARD DIRECTOR POSITION

Randy Stokes has resigned from his position as a Board Director. Surfside III would like to thank Randy for the excellent service he has provided to this community. The Board is now seeking owners who would like to be appointed to the Board to serve until the elections in October 2021. 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 **June 25, 2021**. 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 may occur at the July 10, 2021 Board Meeting. A copy of the Nomination Form to fill the Vacant Director position is included in this letter and is also available on the COA websites (surfsideiii.com or surfsideiii.org).



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SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC
FORM FOR FILLING A **VACANT BOARD DIRECTOR POSITION**

This form is provided to Surfside III COA owners in good standing who wish to submit their names to be appointed by the Board to fill a vacant Board Director position.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

Please email this form to the Board President at a67sand@aol.com by **2:00 pm** on **June 25, 2021**

Onsite Office: 600 Sunfish Way, Port Hueneme, CA 93041 Phone: 805-488-8484 Fax: 805-488-4904
Website: Surfsideiii.com ssiiioffice@gmail.com