



Surfside III
Condominium Owners' Association, Inc

NEW DIRECTOR APPOINTED

At the June 12, 2021, Board meeting, the Board appointed Bruce Spradlin, a townhome owner, to the Board. He also has lived in a condo unit so he appreciates the issues that arise from living in both types of units. He has lived at Surfside III for the last eight years and is willing to assist where he can.

At the same meeting, a selection of Board Officers was made: Andy Santamaria, President; Bruce Spradlin, Vice-President; Carol Falin, Treasurer; Barbara Lopez, Secretary; and Page LaPenn, Director.

CLUBHOUSE

At the June 12, 2021, Board meeting, the Board voted to open the Clubhouse on July 1, 2021. All the current CDC, State, County Health and Cal/OSHA guidelines in place at that time will be followed. Please follow directions on the signs that are posted in the Clubhouse.

CHANGE TO THE RULES & REGULATIONS

D. BALCONIES AND PATIOS RULE 5

At the June 12, 2021, Board Meeting, the Board approved a change in Rule 5 to comply with both the California Fire Code and COA's insurance policy requirements as follows:

Gas/propane grills, charcoal grills, fireplaces, fire pits, heat lamps and other heat producing devices including their fuel source are prohibited to be used/stored on any condo building or town home balcony/garage patio deck. These heat producing devices including their fuel source may be used/stored in the town home patios if they are located a minimum of 10' away from the town home structure. Gas, propane, or other similar fuel sources may not be stored inside units.

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



Surfside III Condominium Owners' Association, Inc

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;

(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.



Surfside III
Condominium Owners' Association, Inc

**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.org & Surfsideiii.com ssiiioffice@gmail.com