

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, JANUARY 14, 2023 @ 10:00 am

AS A HYBRID MEETING

PHYSICAL LOCATION: IN THE CLUBHOUSE AT 600 SUNFISH WAY, PORT HUENEME
AND

AUDIO CONNECTION: 1-844-854-2222 (Toll Free) Access code: 822680#

OWNER'S QUESTIONS

Each homeowner wishing to make comments to the Board can do so during the Open Forum and the homeowner will be given 3 minutes to speak. Comments may or may not be addressed by the Board at that time. Homeowners may not give their time to another homeowner.

- **CALL TO ORDER OF REGULAR MEETING (Audio Conference) 10:02 am**
Andy Santamaria - President – Present – in Clubhouse
Lya Findel – Vice-President – Present – by phone
Bruce Kulpa - Treasurer – Present – in Clubhouse
Barbara Lopez - Secretary – Present – by phone
Bruce Spradlin – Director - Absent

EXECUTIVE SESSION SUMMARY = Board approved the December 10, 2022, Executive Board Meeting Minutes, awarded a \$31,300 six-month landscaping service contract to Garcia's Landscaping Maintenance, Inc, and discussed Ceiling Reinforcement Project bid submittals.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Bruce Kulpa seconds, to add an architectural application for 828 Bluewater Way for installation of a furnace to the agenda. Motion passes 4-0-1 with Bruce Spradlin being absent.**
- **CONSENT AGENDA – Andy Santamaria moves, Bruce Kulpa seconds, to approve the Consent Agenda. Motion passes 4-0-1 with Bruce Spradlin being absent.**
Expenditures (sample)
 - \$32,248 – Rail Painting
 - \$11,273 – EQ Insurance Premium
 - \$6,573 – Water Heater
 - \$5,200 – Landscaping Service
 - \$2,300 – Purchase of two rails damaged by ceiling collapse
 - \$1,814 – Pool Service
 - \$1,700 – Management Service
 - \$1,433 – Worker's Comp Insurance Premium
 - \$1,275 – Printing and Postage
 - \$970 – Pest Control Service
 - \$643 – Clubhouse Sewer Line Cleanout
 - \$525 – Exit Gate Repair
 - \$389 – Alarm Service
 - \$281 – Attic Water Valve Replacment
 - December 10, 2022, Open Board Minutes
- **COMMITTEE REPORTS – Barbara Lopez, Unit Improvement Committee Chair, commented on the two architectural application approvals shown below.**

- Unit Improvement Committee - **504 Ebbtide Circle** – Condo building 1, 2nd floor, approval to install security door and to install flooring with approved underlayment; **566 Ebbtide Circle** – condo building 1, 1st floor, approval to install windows and sliders with approved materials.

- **OFFICER REPORTS**

- President
 - Discussion on Ceiling Reinforcement Project Status – **Discussion held on actions that can be taken to assure that balcony contents are removed for the project to proceed.**
 - Property Manager Recruitment – **Interview is in progress for filling this position.**
 - Fallen Tree Discussion – **Discussion held.**
 - Board Discussion – **No Report**
- Vice-President
 - Board Discussion – **No Report**
- Treasurer
 - Financial Discussion – **Discussion held on the COA financial status**
 - Board Discussion – **No Report**
 - Board Approval of Association Finances – AB 2912 for December 2022 **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB2912 document and to authorize the President to sign the form on behalf of the Board. Motion passes 4-0-1 with Bruce Spradlin being absent.**
- Secretary – Board Discussion – **No Report**
- Director – Board Discussion – **No Report**

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**

- **542 Ebbtide Circle** – Condo Building 1, 2nd floor, request to install furnace and provide City Permit. **Andy Santamaria moves, Bruce Kulpa seconds, to approve the 542 Ebbtide Circle application for a furnace installation with the condition that a City Permit be obtained and presented to the COA. Motion passes 4-0-1 with Bruce Spradlin being absent.**
- **828 Bluewater Way (added on as an emergency item)**, Condo Building 6, 2nd floor, request to install furnace and provide City permit. **Andy Santamaria moves, Bruce Kulpa seconds, to approve the 828 Bluewater Way application for a furnace installation with the condition that a City Permit be obtained and presented to the COA. Motion passes 4-0-1 with Bruce Spradlin being absent.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, February 11, 2023.

- **MEETING ADJOURNED** – Meeting adjourned at 10:34 am.

A. Santamaria *2/11/2023*