

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, MARCH 11, 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) 10:00 am**
Andy Santamaria - President - **Present**
Lya Findel - Vice-President - **Present**
Bruce Kulpa - Treasurer - **Present**
Barbara Lopez - Secretary - **Absent**
Vacant - Director

EXECUTIVE SESSION SUMMARY – Discussion was held with an owner regarding a violation, the February 11, 2023, Executive Meeting Minutes were approved, an emergency addition to the agenda was approved which resulted in an award of the \$659,965.00 Ceiling Reinforcement Project to Nautilus General Contractors, Inc.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** – Lya Findel moves, Andy Santamaria seconds, to add the 808 Bluewater Way architectural application to the Unit Improvement Committee report. Motion passes 3-0-2 with Barbara Lopez being absent and having a vacant director position.
- **CONSENT AGENDA** – Andy Santamaria moves, Bruce Kulpa seconds, to approve the consent agenda. Motion passes 3-0-2 with Barbara Lopez being absent and having a vacant director position.
Expenditures (sample)
 - \$11,273 – Earthquake Insurance Premium
 - \$8,000 – Rail painting
 - \$6,102 – Architectural Design Services
 - \$5,968 – Umbrella Insurance Premium
 - \$5,200 – Landscaping Service
 - \$4,000 – Wall Repair
 - \$2,600 – Tree removal
 - \$870 – Pool Service
 - \$856 – Pinhole Leak Repair
 - \$642 – Worker's Comp Insurance Premium
 - \$570 – Termite Service
 - \$485 – Pest Control Service
 - \$360 – Electrical Light Repair
 - \$320 – Plumbing Repair
 - \$304 – Printing and Postage
 - February 11, 2023, Open Board Minutes

- **COMMITTEE REPORTS – Report provided.**
 - Unit Improvement Committee – **536 Ebbtide Circle** – Building 1, 3rd floor, approval to install flooring with approved underlayment. **566 Ebbtide Circle** – Building 1, 1st floor, approval to install windows and sliding doors with approved materials. **608 Sunfish Way** – Building 2, 1st floor, approval to install security door with approved materials. **664 Sunfish Way** – Building 2, 3rd floor, approval to install windows. (**Added item – 808 Bluewater Way** – Building 6, 1st floor, approval to install security door with approved materials.)

- **OFFICER REPORTS**
 - President
 - Discussion on Vacant Director Position – **Vacant position to be advertised.**
 - Discussion on Ceiling Reinforcement Project Status – **Discussion held.**
 - Discussion on request for reconsideration of decision to deny owner’s request to paint the Industrial Way Property Wall – **Andy Santamaria moves, Bruce Kulpa seconds, to continue to deny the request by owner to paint the wall. Motion passes 3-0-2 with Barbara Lopez being absent and having a vacant director position.**
 - Board Discussion
 - Vice-President
 - Board Discussion
 - Discussion on Air Conditioning Systems – **Report provided.**
 - Treasurer
 - Financial Discussion including CD status report – **Report provided.**
 - Board Discussion
 - Board Approval of Association Finances – AB 2912 for February 2023 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 document and to authorize the President to sign the document on behalf of the Board. Motion passes 3-0-2 with Barbara Lopez being absent and having a vacant director position.**
 - Secretary – Board Discussion - **None**
 - Director – Board Discussion - **None**

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, April 8, 2023.

- **MEETING ADJOURNED** – Meeting adjourned at 10:18 am.

A. Santamaria 4/8/2023