

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, MAY 13, 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 - **Present**  
Vacant - Director

**EXECUTIVE SESSION SUMMARY – Board held a discussion regarding an owner violation and approved the April 8, 2023, Executive Board Meeting Minutes.**

**GUEST/PRESENTATION - None**

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Barbara Lopez seconds, to approve the Consent Agenda. Motion passes 4-0.**  
Expenditures (sample)
  - \$14,964 – Townhome Water Line Repiping
  - \$5,200 – Landscaping Service
  - \$5,179 – Elevator Maintenance Service Fee
  - \$3,500 – Condo Bldg Attic Water Pipe Repair
  - \$1,774 – Clubhouse Water Heater
  - \$1,700 – Management Fee
  - \$1,550 – Worker's Comp Insurance
  - \$1,440 – Clubhouse Cleaning (4 months)
  - \$1,138 – Pool Service
  - \$950 – Tree Branch Removal
  - \$610 – Irrigation Valve
  - \$595 – Elevator Phone Service
  - \$325 – Termite Service
  - \$310 – Printing and Postage
  - April 8, 2023, Open Board Minutes
- **COMMITTEE REPORTS – Barbara Lopez presented the committee report.**
  - Unit Improvement Committee –**651 Sunfish Way** – Building 3, 2<sup>nd</sup> floor, approved installing windows and sliders. **787 Reef Circle** – Building 5, 2<sup>nd</sup> floor, approved installing windows and sliders.

- **OFFICER REPORTS**

- President
  - Discussion on Filling the Vacant Director Position – **Andy Santamaria moves, Lya Findel seconds, to appoint Kevin Schultz to the vacant director position. Motion passes 4-0.**
  - Discussion on the Designation of the Board’s Officers – **Lya Findel moves, Andy Santamaria seconds, to designate that the Board Officer’s positions be filled as follows: Andy Santamaria – President; Lya Findel – Vice-President; Bruce Kulpa – Treasurer; Barbara Lopez – Secretary; Kevin Schultz – Director. Motion passes 5-0.**
  - Discussion on Balcony Ceiling Reinforcement Project Status – **Discussion held.**
  - Board Discussion – **London is in the process of transferring the Surfside III account to another institution for financial reasons.**
- Vice-President
  - Board Discussion – **No Report**
- Treasurer
  - Financial Discussion – **Report presented.**
  - Board Discussion
  - Board Approval of Association Finances – AB 2912 for March 2023 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB2912 document and to authorize the President to sign the document on behalf of the Board. Motion passes 5-0.**
- Secretary – Board Discussion – **No Report**
- Director – Board Discussion – **No Report**

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

- **LIENS - None**

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

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

Andres Santamaria 6/10/23