

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, JUNE 10, 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 – **Scheduled Absence**
Barbara Lopez - Secretary - **Present**
Kevin Schultz – Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed violations with two owners, approved a payment plan, and approved the May 13, 2023, Executive Board Meeting Minutes.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Lya Findel seconds, to approve the consent agenda. Motion passes 4-0.**
Expenditures (sample)
 - \$12,273 – Earthquake Insurance Premium
 - \$5,200 – Monthly Landscaping Fee
 - \$4,859 – Architect Construction Assistance Fee
 - \$3,932 – Electric Cart Repair and New Batteries
 - \$3,500 – Fire Alarm Contract Fee
 - \$1,700 – Monthly Management Fee
 - \$1,133 – Pool Service
 - \$935 – Drywall Repair
 - \$750 – Gym Equipment Contract Fee
 - \$728 – Printing and Postage
 - \$719 – Worker's Comp Insurance Fee
 - \$655 – Attorney Fee for Collection Costs
 - \$633 – Attic Pipe Leak Repair
 - \$630 – Clubhouse Cleaning
 - \$590 – Irrigation Valve Repairs
 - \$485 – Pest Control
 - \$450 – Gutter Repair
 - \$428 – P Trap Installation
 - \$385 – Termite Control
 - \$350 – Cellphone

- \$200 – Hose Bib Repair
- May 13, 2023, Open Board Minutes
- **COMMITTEE REPORTS – Presentation made by Barbara Lopez.**
 - Unit Improvement Committee –**562 Ebbtide Circle** – Building 1, 2nd floor, approved installing windows and sliders. **554 Ebbtide Circle** – Building 1, 2nd floor, approved installing sliders.
- **OFFICER REPORTS**
 - President
 - Discussion on Balcony Ceiling Reinforcement Project Status – **Discussion held**
 - Discussion on Issuance of Fees to Owners for Construction Impediment – **Discussion held**
 - Discussion on 2022 CPA Draft Audit Report plus representation letter – **Andy Santamaria moves, Kevin Schultz seconds, to approve and sign the financial statements representation letter prepared by Owens, Moskowitz and Associates, Inc. (CPA). Motion passes 4-0.**
 - Discussion on next capital projects to be started. **Discussion held**
 - Board Discussion – **No report**
 - Vice-President
 - Board Discussion – **No report**
 - Treasurer
 - Financial Discussion – **Discussion held**
 - Board Discussion – **No report**
 - Board Approval of Association Finances – AB 2912 for April 2023 – **Andy Santamaria moves, Kevin Schultz seconds, to approve the April 2023 AB2912 document and to authorize the President to sign the report on behalf of the board. Motion passes 4-0.**
 - 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, July 8, 2023.
- **MEETING ADJOURNED** – Meeting adjourned at 10:27 am.