

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING WILL BE HELD  
SATURDAY, JULY 8, 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  
Lya Findel – Vice-President  
Bruce Kulpa - Treasurer  
Barbara Lopez - Secretary  
Kevin Schultz - Director

**EXECUTIVE SESSION SUMMARY – 20230619 Emergency Executive Meeting Agenda – Board authorized the President to bind coverage for a Segal Insurance Agency, Inc. COA earthquake insurance policy providing \$66,206,000 per occurrence/annual aggregate with a 10% deductible at an annual premium cost of \$177,360.45, to elect not to have coverage for acts of terrorism at an annual premium cost of \$70,530, to sign a D-1 form acknowledging that the insurer is a surplus line insurer, and to sign a finance agreement that will allow the COA to pay the premium in monthly payments.**

#### GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
- **CONSENT AGENDA**  
Expenditures (sample)
  - \$124,194 – Ceiling Reinforcement Project
  - \$35,472 – Earthquake Insurance Premium plus Down Payment
  - \$5,949 – Insurance Premium
  - \$5,587 – Landscape Service
  - \$1,857 – Construction Coordination
  - \$1,700 – Management Fee
  - \$1,685 – Termite Service
  - \$1,298 – CPA fee (1/2)
  - \$1,183 – Exit Gate Repairs
  - \$1,040 – Estimated Tax
  - \$925 – Pool Service
  - \$671 – Attorney
  - \$611 – County Pool Permit
  - \$572 – Website Maintenance
  - \$500 – Fire Alarm Installation
  - \$485 – Pest Control

- \$386 – Alarm Service
- \$360 – Printing and Postage
- \$350 – Gutter Repair
- June 10, 2023, Open Board Minutes

- **COMMITTEE REPORTS**

- Unit Improvement Committee – **649 Sunfish Way** – Building 3, 1<sup>st</sup> floor, approved installing slider. **542 Ebbtide Circle** – Building 1, 2<sup>nd</sup> floor, approved windows and sliders. **826 BWW** – approved windows and sliders.

- **OFFICER REPORTS**

- President
  - Discussion on Balcony Ceiling Reinforcement Project Status
  - Board Discussion
- Vice-President
  - Board Discussion
- Treasurer
  - Financial Discussion
  - Board Discussion
  - Board Approval of Association Finances – AB 2912 for May 2023
- Secretary – Board Discussion
- Director – Board Discussion

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

- **LIENS**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, August 12, 2023.

- **MEETING ADJOURNED**