

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

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 - Present
Lya Findel – Vice-President – Present – by phone
Bruce Kulpa - Treasurer - Present
Barbara Lopez - Secretary – Arrived at 10:03 am
Kevin Schultz – Director - Present

EXECUTIVE SESSION SUMMARY – 20230610 Executive Meeting Minutes – Board discussed violations regarding two units, a payment plan with an owner and approved the May 13, 2023, Executive Meeting Minutes.

20230619 Emergency Executive Meeting Minutes – 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.

20230708 Executive Meeting Minutes – Board added two items to the agenda: approval of collection authorization for two units and to authorize the President to sign the document on behalf of directors not physically present at the meeting and the \$13,578.37 payment for the repair of the City's Butler building when a Surfside III tree branch fell and damaged it. Board also discussed violations regarding two units and approved the June 10, 2023, Executive Meeting Minutes and the June 19, 2023, Special Executive Meeting Minutes.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Kevin Schultz seconds, to add discussion on approval of lien documents on five units. Motion passes 5-0.**
- **CONSENT AGENDA – Andy Santamaria moves, Barbara Lopez seconds, to approve the consent agenda. Motion passes 5-0.**
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 – Presentation made by Barbara Lopez.**
 - Unit Improvement Committee –**649 Sunfish Way** – Building 3, 1st floor, approved installing slider. **542 Ebbtide Circle** – Building 1, 2nd floor, approved windows and sliders. **826 BWW** – approved windows and sliders.
- **OFFICER REPORTS**
 - President
 - Discussion on Balcony Ceiling Reinforcement Project Status – **Discussion held.**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **Presentation made by Bruce Kulpa.**
 - Board Discussion
 - Board Approval of Association Finances – AB 2912 for May 2023 – **Bruce Kulpa moves, Barbara Lopez seconds, to approve the AB 2912 document for May 2023, and to authorize the President to sign the document on behalf of directors not physically present at the meeting. Motion passes 5-0.**
 - Secretary – Board Discussion – **No Report**
 - Director – Board Discussion – **No Report**
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**
 - **LIENS - Andy Santamaria moves, Kevin Schultz seconds, to approve processing the lien documents on five units and to authorize the President to sign the document on behalf of directors not physically present at the meeting. Motion passes 5-0.**
 - **NEXT MEETING** – The next meeting will be held at 10:00 am, August 12, 2023.
 - **MEETING ADJOURNED** – Meeting adjourned at 10:22 am.

A. Santamaria 8/12/2023