

SURFSIDE III **monthly** e-NEWSLETTER

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Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SEPTEMBER, SATURDAY 9, 2023 @ 10 a.m.

Simultaneously as a HYBRID MEETING via



Audio Connection: **1-844-854-2222** (Toll free)
Access code: **822680#**

Physical Location: In the onsite **Clubhouse**
600 Sunfish Way, Port Hueneme

AGENDA items will be posted **4 days prior to scheduled meeting** on the Clubhouse Bulletin Board and on:
Surfsideiii.org Board Meetings: ➔ Agendas

WEBSITE UPDATE

Circumstances have changed and we no longer have access to free update postings on the .com site. Moving forward Surfsideiii.org will be the **official website** maintained by our COA since we have volunteers who will keep this site updated for free.

CONDO BUILDING AND TOWN HOME WATER USE

The latest water meter readings reported by the City of Port Hueneme shows the following water use per condo building:

Building	Gallons– Apr	Gallons–May	Gallons–June	Gallons–July
1	100,980	99,484	111,452	105,468
2	53,108	84,524	95,744	116,688
3	25,432	53,108	90,508	88,264
4	47,872	46,376	56,100	51,612
5	83,776	70,312	76,296	58,344
6	32,912	53,856	26,180	62,084
7	51,612	56,100	59,840	77,792
8	51,612	62,084	72,556	57,596

Town home water use for the 51 town homes: 15 town homes used less than 1,500 gallons; 16 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; 4 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

BOARD ELECTIONS



Per AB 502 (10.5.2021), the selection of directors can be made by acclamation at a meeting if the number of owners applying for director equals or is less than the number of board vacancies. There were five applications submitted for the five director positions.

The following owners (all presently directors) have submitted director applications:

- Lya Findel,
- Bruce Kulpa,
- Barbara Lopez,
- Andy Santamaria,
- Kevin Schultz.

These owners will be installed as directors by acclamation at the October 14, 2023, board meeting.

CEILING REINFORCEMENT PROJECT

As of 8.24.2023

Buildings 5, 6, and 7 have been completed. Building 4 support system is being painted. Building 3 ceiling reinforcement system is almost completely installed.

The schedule is for the all the ceiling reinforcement systems to be completed by the middle of October. The painting of the support system will be completed by the start of November. This schedule may be impacted by weather conditions.

There are several more beams and posts that have been found to need replacement and they will be replaced as part of this project within this timeframe.

PROJECT FUNDING

Initial project funding: \$959,155.

Invoices paid = \$434,182.84.

Funding remaining/to be collected (via current \$178 monthly special assessment) = \$524,972.16.

2024 BUDGET

The Budget Committee has been meeting in August to review the expected income and expenses for next year (**2024**) to present a budget recommendation to the board on September 9, 2023.

The current **2023** is composed of:

Insurance	\$61
Maintenance	\$38
Contractual Services	\$37
Staff	\$42
Administrative	\$20
Taxes	\$5
Loan	\$152
<u>Reserves</u>	<u>\$149</u>
Total	\$504

Other Income \$6

Assessment/month = \$498

*+Special Assessment \$178

Some expenses that will **impact the 2024** budget are:

- Increase in earthquake insurance premiums
- Increase in Reserve funding
- Increase in sewer line cleaning
- Increase in landscaping service fees
- Increase in alarm monitoring fees

*In May of 2023 owners started paying a \$178/monthly fee as a Special Assessment for the Ceiling Reinforcement Project. Those fees will continue until May of 2024.

STORM DRAIN CHANNEL ADJACENT TO COA



The recent torrential rain brought the water level in the storm drain channel adjacent to the COA to the lip of the COA drainage channel causing some water to start intruding into the property. Through time, the water level will drain into the ocean and the water level will drop.

BICYCLE DONATIONS TO CHARITABLE ORGANIZATION

At the end of July, staff went through all the COA bike rooms to see which bikes had identification tags and which ones did not.



The bikes with no identification tags were removed from the bike rooms and stored in the Clubhouse for thirty days awaiting owners to appear to claim them.

In early September, the unclaimed bikes (about 13 of them) and bike parts will be donated to a local charity for their use.

CLUBHOUSE POOL AREA REFURBISHMENT

At the last board meeting, the possibility of refurbishing the pool area of the clubhouse was discussed.



(Viewing the space in question with the naked eye is recommended since the photos are taken at a distance.)

Some improvements proposed by three owners were:

- Improved lighting system,
- Complete painting of walls and ceilings,
- New signs,
- Replacement/cleaning of windows,
- Thorough cleaning of equipment, etc.

Please email your suggestions on how to improve the look of this portion of the clubhouse to SS3Survey@gmail.com.

Task force or Committee needs to be created to:

- Provide suggestions to the board for future funding of any proposed clubhouse projects.

Please email your contact info to the Board President at a67sand@aol.com if you can volunteer to be part of the future funding ideas task force or committee.

PARKING IN THE STREETS



Some residents/visitors are starting to park in the streets (**mostly Seawind Way and Lighthouse Way**) in the townhome section of the complex.

It is ok to park in the street to drop/pickup someone or unload groceries or other materials.

What is occurring is that vehicles are parked in the street for long periods of time, overnight or on the weekends. These vehicles should be parked in the adjacent common area parking spots. The spaces available for **additional parking are those that do not have a carport over them.**

Rules and Regulations E. Parking and Vehicles, Rule 3 states, "Any vehicle parked outside of a defined parking space may be towed at the owner's expense after proper notice is given and/or issued a fine after having a Board hearing".

Vehicles parked in the street will be tagged for towing by Payless Towing (805) 485-4880.

FREE EVENT



If you have any questions, please contact Recreation & Community Services at (805) 986-6542 or email Recreation@cityofporthueneme.org.

ARCHITECTURAL MODIFICATION requiring Board of Directors application approval:



Remodeling, updating, replacement or additions to your townhouse or condo **include but are not limited to:** plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors electrical work, and flooring.

The application form, along with the entire list requiring architectural approval are available on both websites and from our onsite office.

If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed, and the site returned to its original condition.

ARCHITECTURAL APPLICATION REVIEW TIMELINE:

Architectural Applications will be reviewed and acted upon at the monthly COA Board meeting if the application is submitted **prior to 8 days before the scheduled meeting.**

Unit Modification Committee, currently comprised of two Directors, Barbara Lopez and Lya Findel, are authorized to approve/deny the following items without waiting for the next scheduled board meeting.

- Sliding glass doors,
- Window installation,
- Installation of floors over approved underlayment for the 2nd and 3rd floor condo units
- Installation of approved security/screen doors

ASBESTOS LAW:

The following rules in whole or in part are applicable to owners and operators.

Any demolition or renovation activity and the associated disturbance of asbestos containing material. Prior to work commencing, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing any renovation in your unit the law states the following: Rule 1403. Asbestos emissions from demolition/renovation activities (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A)Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal, and land filling requirements for asbestos- containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate- warning labels, signs and markings.

SURFSIDE III BOARD OF DIRECTORS

President: Andy Santamaria andres.santamaria@surfsideiii.com

Vice-President: Lya Findel surfsideiiiLya@gmail.com

Treasurer: Bruce Kulpa bkulpa.surfsideiii@gmail.com

Secretary: Barbara Lopez hoablssiii@gmail.com

Director: Kevin Schultz surfsideiiiKps@gmail.com

CLUBHOUSE

ON-SITE PROPERTY MANAGER: Monica Martinez SSiiiOffice@gmail.com 1-805-488-8484

OFFICE HOURS: Monday through Friday 8 a.m. to 4:30 p.m.

Purchase of:

- gate responder,
- keycard for accessing the Clubhouse
- key to bicycle room storage

Master key to:

- pedestrian gates,
- gym room and
- elevators

can be handled during posted office hours.

KEYCARD HOLDERS MAY USE THE **CLUBHOUSE FACILITY:**



7 days a week between the hours of **6:00 a.m. until 8:30 p.m.**

Everyone must be out of the Clubhouse by 8:45 p.m.

LORDON PROPERTY MANAGEMENT Handles all, escrow, insurance, and collections matters
1275 Center Court Drive, Covina, CA 91724 manager@surfsideiii.com 1-800-729-5673

CALL 911 FOR LIFE-THREATING EMERGENCIES

After hours - NON-LIFE THREATENING - campus property emergency number: 1-626-967-7921

Surfside III COA monthly newsletter is viewable:

- Surfsideiii.org
- Posted on the bulletin board in Clubhouse
- By emailing ssiiioffice@gmail.com and requesting that the monthly e-Newsletter be sent to the email address you have submitted.
- Mailing a request to: Surfside III COA, 600 Sunfish Way, Port Hueneme, CA 93041

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By submitting any material for publication in this newsletter to the listed contact emails on the front page, all individuals agree to indemnify, defend, and hold the association, its officers, directors, editor, members, representatives, managers, and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

All questions related to the content of the newsletter will be responded to in a timely manner.