

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, SEPTEMBER 9, 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) 10:02 am**
Andy Santamaria - President - **Present**
Lya Findel – Vice-President - **Present**
Bruce Kulpa - Treasurer - **Present**
Barbara Lopez - Secretary - **Absent**
Kevin Schultz – Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed violations with four owners, Late Fee Review Committee reported on the late penalty waivers it reviewed, the August 12, 2023, Executive Board Meeting Minutes were approved, and the \$11,641.50 walkway recoat of the two building 6 walkways (second and third floor) contract was awarded to Master Construction, the low bidder.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Kevin Schultz seconds, to include a discussion about the Oxnard fence in the Wastewater Treatment Plant. Motion passes 4-0-1.**
- **CONSENT AGENDA – Andy Santamaria moves, Lya Findel seconds, to approve the consent agenda. Motion passes 4-0-1 with Barbara Lopez being absent.**
Expenditures (sample)
 - \$18,738 – Ceiling Reinforcement Project
 - \$17,980 – Fence Painting
 - \$8,068 – Directors and Officers Insurance
 - \$5,200 -Landscaping Service Fee
 - \$6,470 – Clubhouse Roof Repair
 - \$4,065 – Townhomes' Roof Repairs
 - \$2,170 – Gate and elevator keys
 - \$1,740 – Pole Light
 - \$1,700 – Management Fee
 - \$1,597 – Clubhouse Cards
 - \$1,480 – Termite Services
 - \$1,041 – Elevator Service Fee
 - \$1,000 – Rubbish bin support bolts
 - \$957 – Pool Service
 - \$891 – Workers' Compensation Insurance
 - \$818 – Exit Gate Loop Detector
 - \$765 – Clubhouse Door Repair

- \$710 – Irrigation Quick Coupler
- \$635 – Attic Water Line Valves
- \$618 – Plumbing Repairs
- \$485 – Pest Control Services
- \$449 – Exit Gate Power Supply
- \$420 – Insurance Broker Fee
- \$360 – Clubhouse Cleaning Fee
- \$350 – Gutter Repairs
- \$300 – Fence Welding Fee
- August 12, 2023, Open Board Minutes

- **COMMITTEE REPORTS**

- Unit Improvement Committee – **640 Sunfish Way** – Building 2, 1st floor, approved installing security door, **618 Sunfish Way** – Building 2, 3rd floor, approved installing windows and slider. – **Report presented**
- Budget Committee – presentation of the draft 2024 budget for discussion and approval – **Andy Santamaria moves, Kevin Schultz seconds, to not fund the cleaning services provided by Julie’s Cleaning. Motion passes 4-0-1 with Barbara Lopez being absent. Andy Santamaria moves, Bruce Kulpa seconds, to accept the 2024 budget presented by the Budget Committee which includes an assessment of \$522/month to each owner. Motion passes 4-0-1 with Barbara Lopez being absent.**

- **OFFICER REPORTS**

- President
 - Discussion on Balcony Ceiling Reinforcement Project Status – **Report presented**
 - Clubhouse Improvement Comments – **Report presented**
 - Board Discussion
- Vice-President
 - Board Discussion – **No discussion**
- Treasurer
 - Financial Discussion – **Report presented**
 - Investment Options – **Bruce Kulpa moves, Lya Findel seconds, to keep \$500,000 in the bank reserve checking account and to move the remaining funds to the Edward Jones CD account(s). Motion passes 4-0-1 with Barbara Lopez being absent.**
 - Board Discussion
 - Board Approval of Association Finances – AB 2912 for July 2023 – **Andy Santamaria moves, Kevin Schultz seconds, to approve the AB 2912 document for July 2023 and to authorize the President to sign the document on behalf of the board. Motion passes 4-0-1 with Barbara Lopez being absent.**
- Secretary – Board Discussion – **No discussion**
- Director – Board Discussion – **No discussion**

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

- **795 Seawind Way** – townhome, request to install kitchen and bathroom vents to the roof, tree and stump removal, concrete walkway-front porch-back patio removal/replacement. **Andy Santamaria moves, Kevin Schultz seconds, to approve the architectural application for 795 Seawind Way. Motion passes 3-0-2 with Lya Findel abstaining and Barbara Lopez being absent.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, October 14, 2023.

- **MEETING ADJOURNED** – Meeting adjourned at 11:27 am.