

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING WILL BE HELD
SATURDAY, OCTOBER 14, 2023
Following the Annual Hybrid Meeting
PHYSICAL LOCATION: IN THE CLUBHOUSE AT 600 SUNFISH WAY, PORT HUENEME
AND
AUDIO CONNECTION: 1-844-854-222 (Toll Free) Access Code: 822680#

ANNUAL HYBRID MEETING

The Annual Hybrid Meeting will be held October 14, 2023, at 10:00 am.
PHYSICAL LOCATION: IN THE CLUBHOUSE AT 600 SUNFISH WAY, PORT HUENEME
AND
AUDIO CONNECTION: 1-844-854-222 (Toll Free) Access Code: 822680#

The Surfside III Board of Directors is composed of five owners who have been elected to that position. AB502 allows the Board of Directors to seat owners on the Board who have submitted their nomination forms without having an election if the number of nominations equals the number of vacancies. There were five nominations submitted and there are five pending vacancies.

The Board will consider seating Lya Findel, Bruce Kulpa, Barbara Lopez, Andy Santamaria, and Kevin Schultz as Board Directors by acclamation without balloting on October 14, 2023.

AGENDA

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation – No ballots required this year
- f) Results of the Election – Board will seat the five owners (listed above) by acclamation
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

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) Will begin once Annual Meeting Concludes.**
Andy Santamaria - President
Lya Findel – Vice-President
Bruce Kulpa – Treasurer
Barbara Lopez – Secretary – Scheduled Absence
Kevin Schultz – Director – Scheduled Absence

EXECUTIVE SESSION SUMMARY

GUEST/PRESENTATION

- **OPEN FORUM**

- **EMERGENCY ADDITIONS TO AGENDA**

- **CONSENT AGENDA**

Expenditures (sample)

- \$16,000 – Condo Bldg Rail Painting
- \$13,400 – Clubhouse Showers (2)
- \$10,624 - Townhome Water Line Repiping
- \$6,250 – Landscaping Fee
- \$4,739 – Construction Inspection
- \$4,100 – Welding of Carport Support Beams
- \$2,425 – Fire Alarm System Installation
- \$2,335 – Condo Building Water Heater Repair
- \$1,700 – Management Service Fee
- \$1,374 - Taxes
- \$1,300 – CPA
- \$996 – Swimming Pool Service
- \$771 – Workers’ Comp Insurance Fee
- \$485 – Pest Control Fee
- \$386 – Printing and Postage
- \$386 – Alarm Service
- \$379 – Exit Gate Motor Belt
- \$348 - Supplies
- September 9, 2023, Open Board Minutes

- **COMMITTEE REPORTS**

- Unit Improvement Committee – 936 Lighthouse Way – window replacement, 775 Reef Circle – window and slider

- **OFFICER REPORTS**

- President
 - Discussion on Balcony Ceiling Reinforcement Project Status
 - Oxnard Wastewater Treatment Plant Fence Survey
 - Authority for the President to sign insurance documents if required to meet short renewal deadlines and if the approval cannot be discussed/approved at the next Board Meeting.
 - Board Discussion
- Vice-President
 - Board Discussion
- Treasurer
 - Financial Discussion
 - Investment Options
 - Board Approval of Association Finances – SB 2912 for August 2023
- Secretary
 - Board Discussion
- Director
 - Board Discussion

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

- **902 Lighthouse Way** – Bldg 7, 1st floor, request to install a metal gate in the patio fence.
- **522 Ebbtide Circle** – Bldg 1, 1st floor, request to relocate existing heater to its previous original location.

- **LIENS** – Approval of liens on two units
- **NEXT MEETING** – The next meeting will be held at 10:00 am, November 11, 2023.
- **MEETING ADJOURNED**