

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, OCTOBER 14, 2023

Following the Annual 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 MEETING

The Annual 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 – **Announcement made**
- b) Proof of Notice of Meeting – **Notice was sent to all owners by mail**
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members – **Minutes were read. David Randi moves, Purna Pai seconds, to approve the minutes. Motion is passed by the owners.**
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members – **Monica Martinez moves, David Randi seconds, to approve the Tax Resolution. Motion is passed by the owners.**
- e) Ballot Tabulation – **No ballots were required this year**
- f) Results of the Election – Board will seat the five owners (listed above) by acclamation. **Andy Santamaria moves, Lya Findel seconds, to seat the five owners listed above by acclamation. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**
- g) Board organization – Board elects its officers – **Bruce Kulpa moves, Lya Findel seconds, to retain the same officers. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent. President – Andy Santamaria; Vice-President – Lya Findel; Treasurer – Bruce Kulpa; Secretary – Barbara Lopez; Director – Kevin Schultz.**
- h) Adjournment of the Annual Meeting – **Meeting adjourned at 10:11 am.**

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) – 10:11 am**
 Andy Santamaria – President - **Present**
 Lya Findel – Vice-President - **Present**
 Bruce Kulpa – Treasurer - **Present**
 Barbara Lopez – Secretary – **Scheduled Absence**
 Kevin Schultz – Director – **Scheduled Absence**

EXECUTIVE SESSION SUMMARY – Board discussed four unit violations, a Late Fee Review Committee report was made, approved the September 9, 2023, Executive Board Meeting Minutes, and did not award a roofing contract.

GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Lya Findel seconds, to approve the September 9, 2023, Open Board Meeting Minutes. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**
 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 – Report provided.**
 - Unit Improvement Committee – 936 Lighthouse Way – window replacement, 775 Reef Circle – window and slider
- **OFFICER REPORTS**
 - President
 - Discussion on Balcony Ceiling Reinforcement Project Status – **Report provided.**
 - Oxnard Wastewater Treatment Plant Fence Survey – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the results of the survey indicating that the preferred option is #4 (8’ fence and no screen) and to send the COA determination to the City of Oxnard. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**

- 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. – **Andy Santamaria moves, Lya Findel seconds, to authorize 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. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**
 - Board Discussion
- Vice-President – **No Report**
 - Board Discussion
- Treasurer
 - Financial Discussion – **Report provided.**
 - Investment Options – **Report provided.**
 - Board Approval of Association Finances – SB 2912 for August 2023 – **Andy Santamaria moves, Lya Findel seconds, to approve the SB 2912 document for August 2023 and to authorize the President to sign the form on behalf of the board. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**
- Secretary – **No report**
 - Board Discussion
- Director – **No report**
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **908 Lighthouse Way** – Bldg 7, 1st floor, request to install a metal gate in the patio fence. **Andy Santamaria moves, Bruce Kulpa seconds, to approve the application. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**
 - **522 Ebbtide Circle** – Bldg 1, 1st floor, request to relocate existing heater to its previous original location. **Andy Santamaria moves, Bruce Kulpa seconds, to approve the application. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**
 - **LIENS** – Approval of liens on two units – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the issuance of two liens. Motion passes 3-0-2 with Barbara Lopez and Kevin Schultz being absent.**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, November 11, 2023.
- **MEETING ADJOURNED** – Meeting adjourned at 10:41 am.