

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, DECEMBER 9, 2023

As a 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#

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) 10:03 am**
Andy Santamaria – President – **Present**
Lya Findel – Vice-President – **Present by phone**
Bruce Kulpa – Treasurer – **Present by phone**
Barbara Lopez – Secretary – **Present by phone**
Kevin Schultz – Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed three owner violations, a Late Fee Review Committee Report was presented, a discussion was held regarding unapproved improvements, and the November 11, 2023, Executive Board Meeting Minutes were approved.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Kevin Schultz seconds, to approve the consent agenda. Motion passes 5-0.**
Expenditures (sample)
 - \$13,437 – Earthquake Insurance Monthly Fee
 - \$8,000 – Handrail Painting
 - \$6,787 – Insurance Monthly Fee
 - \$6,274 – Landscaping Monthly Fee
 - \$5,822 – Elevator Service Quarterly Fee
 - \$1,968 – Ceiling Project Inspection Fee
 - \$1,847 – Fire Extinguisher Maintenance Fee
 - \$1,700 – Management Fee
 - \$1,125 – Plumbing (drain cleaning)
 - \$914 – Attorney Services\$306
 - \$788 – Exit Gate Repair
 - \$705 – Clubhouse Urinal Replacement
 - \$646 – Worker's Comp Insurance Fee
 - \$540 – Electrical Services
 - \$485 – Pest Control Services
 - \$306 – Printing and Postage
 - November 11, 2023, Open Board Minutes

- **COMMITTEE REPORTS**

- Unit Improvement Committee – **662 Sunfish Way** was approved for flooring installation; **954 Lighthouse Way** was approved for flooring installation and sliders.

- **OFFICER REPORTS**

- President
 - Discussion on Balcony Ceiling Reinforcement Project Status – **Report presented.**
 - 641 Bluewater Way – placement of electrical vehicle charging cord. **Bruce Kulpa moves, Barbara Lopez seconds, to disapprove request to use a vehicle charging cord by draping it over carport. Motion passes 5-0.**
 - Discussion on AB 1572 – potable water irrigation limitation – **Discussion held.**
 - Discussion on President’s authority for contracting for routine repairs. - **Andy Santamaria moves, Lya Findel seconds, to authorize the President to execute contracts up to \$15,000 for routine repairs and up to \$25,000 for emergency repairs without prior Board authorization with the condition that all expenditures be presented to the Board monthly. If an emergency situation occurs that requires immediate action and will cost over \$25,000, then the President can proceed with the repair and the Board will be notified as soon as possible. Motion passes 5 - 0.**
 - Discussion on Rules regarding outside lighting and items attached to rails – **Discussion held.**
 - Possible projects to be started in 2024. – **Discussion held.**
 - Board Discussion
- Vice-President
 - Discussion on Concrete Slab/walks and outside coverings Resolution – **Lya Findel moves, Andy Santamaria seconds, to approve the draft “Covering or Replacement of Condo and/or Townhome Outdoor Concrete Areas” resolution and to send a copy of it to the owners for the 28-day review and comment period. Motion passes 5-0.**
 - Board Discussion
- Treasurer
 - Financial Discussion – **Report submitted.**
 - Board Approval of Association Finances – AB 2912 for October 2023. **Andy Santamaria moves, Bruce Kulpa seconds, to approve the required AB 2912 document and to authorize the President to sign the form on behalf of the Board. Motion passes 5-0.**
- Secretary
 - Board Discussion – **No Report.**
- Director
 - Board Discussion – **No Report.**

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

- **908 Lighthouse Way** – Bldg 7, 1st floor, request to place bricks/pavers for exit gate access and security lights at the front door entry and patio. **Andy Santamaria moves, Lya Findel seconds, to deny the request to place bricks/pavers for the exit gate patio access and for the installation of security lights at the front door entry and patio due to required information regarding the work was not submitted. Motion passes 5-0.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, January 13, 2024.

- **MEETING ADJOURNED** – Meeting was adjourned at 11:36 am.

DRAFT

Surfside III COA
Board of Directors Resolution
Resolution date

COVERING OR REPLACEMENT OF CONDO AND/OR TOWNHOME
OUTDOOR CONCRETE AREAS

WHEREAS the Board of Directors (“Board”) of Surfside III Condominium Owners Association (“Association”) has the authority to make decisions for the benefit of the entire community and

WHEREAS the Board wishes to ensure that architectural alterations are documented.

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopts the following resolution to govern the installation and maintenance of concrete covering or replacement of concrete on condo first floor unit patio slabs and townhome outdoor concrete areas.

Architectural Application to cover or replace outdoor concrete must contain:

- 1) A photo of the area to be replaced or covered and a drawing of proposed finished design.
- 2) A sample of the material to be used.
- 3) Color must be of a muted shade or earth tones.
- 4) If grout is to be used it must be of a muted shade or earth tones.
- 5) The Board of Directors may disallow the design of the project if in their opinion it represents an offensive or non-conforming finished look.
- 6) Any altered outdoor concrete area and/or covering may be required to be replaced, at the owner’s expense, if the board deems that it is in disrepair or no longer meets the current aesthetics.

Maintenance and/or damage caused by the concrete covering/replacement is the sole responsibility of the owner.

Motion made by:

Seconded by:

Passed:

Date: