

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING MINUTES  
SATURDAY, NOVEMBER 11, 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) 10:00 am**  
Andy Santamaria – President - **Present**  
Lya Findel – Vice-President – **Present by phone**  
Bruce Kulpa – Treasurer - **Absent**  
Barbara Lopez – Secretary - **Present**  
Kevin Schultz – Director - **Present**

**EXECUTIVE SESSION SUMMARY – Board discussed four owner violations, no Late Fee Review Committee Report was submitted, Board discussed Surfside III staff's cost of living and bonus amounts, the October 14, 2023, Executive Board Meeting Minutes were approved, and the Board approved a \$600.00 Roseman Law annual retainer program cost.**

**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 4-0-1 with Bruce Kulpa being absent.**  
Expenditures (sample)
  - \$367,007 – Ceiling Reinforcement Project
  - \$16,000 – Condo Bldg Rail Painting
  - \$13,437 – Earthquake Insurance Premium
  - \$8,860 – Clubhouse Showers
  - \$8,366 – Townhome Repiping
  - \$6,250 – Landscaping Service
  - \$2,498 – Construction Inspection
  - \$2,056 - Supplies
  - \$1,800 – Alarm Service
  - \$1,700 – Management Service
  - \$1,500 – Roofing Report
  - \$947 – Pool Service
  - \$857 – Plumbing Service
  - \$739 – Printing and Postage
  - \$705 – Window Washing Fee
  - \$705 – PC Service
  - \$485 – Pest Control Service
  - \$325 – Termite Service

- \$240 – Irrigation Timer
- \$225 – Gate repair
- October 14, 2023, Open Board Minutes

- **COMMITTEE REPORTS**

- Unit Improvement Committee – **No Report**

- **OFFICER REPORTS**

- President
  - Discussion on Balcony Ceiling Reinforcement Project Status – **Report presented.**
  - Oxnard Wastewater Treatment Plant discussion – **Discussion held. No further action required.**
  - Authorize the President and the Treasurer together to use Operating Funds, if needed, to fund Reserve projects in the short term which will be paid back to the Operating Account once the remainder of Special Assessment funds are received. **Andy Santamaria moves, Lya Findel seconds, to authorize the President and the Treasurer together to use Operating Funds, if needed, to fund Reserve projects in the short term which will be paid back to the Operating Account once the remainder of Special Assessment funds are received. Motion passes 4-0-1 with Bruce Kulpa being absent.**
  - Authorize the use, if necessary, of Operating Funds for any Ceiling Reinforcement Project invoices over the estimated \$959,155.00 project cost. **Andy Santamaria moves, Kevin Schultz seconds, to authorize the use, if necessary, of Operating Funds for any Ceiling Reinforcement Project invoices over the estimated \$959,155.00 project cost. Motion passes 4-0-1 with Bruce Kulpa being absent.**
  - Board Discussion
- Vice-President – **No Report**
  - Board Discussion
- Treasurer – **No Report**
  - Financial Discussion
  - Board Approval of Association Finances – AB 2912 for September 2023. **Andy Santamaria moves, Barbara Lopez seconds, to approve the AB 2912 report for September 2023 and to authorize the President to sign the document on behalf of the board. Motion passes 4-0-1 with Bruce Kulpa being absent.**
- Secretary – **No Report**
  - Board Discussion
- Director – **No Report**
  - Board Discussion

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

- **609 Sunfish Way** – Bldg 3, 2nd floor, request to replace existing furnace. – **Andy Santamaria moves, Kevin Schultz seconds, to approve the 609 Sunfish Way furnace installation application with the condition that a City Permit be obtained. Motion passes 4-0-1 with Bruce Kulpa being absent.**
- **785 Reef Circle** – Bldg 5, 1<sup>st</sup> floor, request to continue to have a painted balcony slab. **Andy Santamaria moves, Barbara Lopez seconds, to deny the application for having a painted concrete balcony slab and to instruct the owner to return the concrete slab to its previous condition. Motion passes 4-0-1 with Bruce Kulpa being absent.**
- **795 Seawind Way** – townhome, request to replace windows and sliders and to install two new bathroom windows by cutting holes in stucco wall. **Andy Santamaria moves, Kevin Schultz seconds, to approve the 795 Seawind Way architectural application including the installation of privacy glass on two bathroom windows and the laundry room window, with the condition that a City Permit be obtained for all the work, that the owner is responsible for any damage caused by the installation of two bathroom windows by cutting into the stucco and for the modification to the laundry room window. Motion passes 4-0-1 with Bruce Kulpa being absent.**

- **LIENS – No Liens**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, December 9, 2023.
- **MEETING ADJOURNED – Meeting adjourned at 10:52 am.**

A. Santamaria 12/9/2023