

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, FEBRUARY 10, 2024

**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 - **Present**  
Barbara Lopez – Secretary – **Present by phone (arrived 10:04 am)**  
Kevin Schultz – Director - **Present**

**EXECUTIVE SESSION SUMMARY – Discussion was held with three owners regarding violations, a discussion was held regarding RV insurance exemption, Board approved the collection authorization on six units totaling \$24,681.34, Board approved the January 13, 2024, board meeting minutes, and the board awarded a \$39,376 tree trimming contract to TreeScapes.**

**GUEST/PRESENTATION - None**

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Lya Findel seconds, to approve the Consent Agenda. Motion passes 5-0.**  
Expenditures (sample)
  - \$92,563 – Ceiling Project
  - \$47,688 – Walkway sealing
  - \$24,425 – Water Heaters (3)
  - \$15,057 – Clubhouse Painting
  - \$14,109 – Earthquake Insurance Premium
  - \$11,192 – Repiping of One Townhome
  - \$8,687 – Clubhouse Lights
  - \$8,411 – Plumbing at Various Units
  - \$8,200 – Roofing Repair at Various Units
  - \$6,793 – Insurance Premium
  - \$6,326 – Rail Painting
  - \$6,250 – Monthly Landscaping Service
  - \$5,490 – Elevator Service
  - \$5,212 – Clubhouse Windows (4)
  - \$3,000 – Electrical Services
  - \$2,175 – Alarm Monitoring Service
  - \$1,700 – Monthly Management Service
  - \$1,276 – Worker's Compensation Insurance

- \$879 – Pool Service
- \$680 – Irrigation Service Fee
- \$540 – Attorney Fee
- \$485 – Pest Control Service
- \$371 – Printing and Postage
- \$295 – Termite Service
- January 13, 2024, Open Board Minutes

- **COMMITTEE REPORTS**

- Unit Improvement Committee – **816 Bluewater Way** – sliders and windows – **Report provided.**

- **OFFICER REPORTS**

- President
  - Results of Clubhouse Mural Survey – Keep 29; Paint over 3; Other 1 – **Report provided.**
  - Discussion on Draft Concrete Resolution – 3 comments received – **Andy Santamaria moves, Lya Findel seconds, to approve the Covering or Replacement of Condo And/Or Townhome Outdoor Concrete Areas Resolution. Motion passes 5 – 0.**
  - Discussion on status of projects – **Report provided.**
  - Board Discussion
- Vice-President – **No Report**
  - Board Discussion
- Treasurer
  - Financial Discussion – **Report provided.**
  - Board Approval of Association Finances – AB 2912 for December 2023 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 December 2023 document and to authorize the President to sign the form on behalf of the Board. Motion passes 5-0.**
- Secretary – **No Report**
  - Board Discussion
- Director – **No Report**
  - Board Discussion

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

- **756 Seawind Way** – townhome - request to install EV charger in garage. **Andy Santamaria moves, Bruce Kulpa seconds, to approve request. Motion passes 4-0-1 with Kevin Schultz abstaining since he owns the unit.**
- **621 Sunfish Way** – Building 3 2<sup>nd</sup> floor - request to install a heater – **Andy Santamaria moves, Barbara Lopez seconds, to approve request. Motion passes 5-0.**
- **675 Reef Circle** – Building 4 1<sup>st</sup> floor – request to install bathroom vent – **Andy Santamaria moves, Kevin Schultz seconds, to approve request. Motion passes 5-0.**
- **618 Sunfish Way** – Building 2 3<sup>rd</sup> floor – request to install a new front door – **Andy Santamaria moves, Kevin Schultz seconds, to approve request. Motion passes 5-0.**

- **LIENS**

- Liens on ten units totaling \$31,315.34 to be discussed. **Andy Santamaria moves, Kevin Schultz seconds, to approve the issuance of the ten liens. Motion passes 5-0.**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, March 9, 2024.

- **MEETING ADJOURNED** – Meeting was adjourned at 10:55 am