

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, JANUARY 13, 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**
Kevin Schultz – Director - **Present**

- **EXECUTIVE SESSION SUMMARY** – Board discussed six violations regarding owners, reviewed staff salary schedules, approved the December 9, 2023, Executive Board Meeting Minutes, awarded a \$45,170.10 contract to Masters Construction for the exterior painting of the Clubhouse, awarded a \$13,860.00 contract to BPR Inc. for sidewalk grinding throughout the complex, awarded a \$11,663.55 contract to AirWorks for the replacement of five Clubhouse exhaust fans, awarded a \$1,225.00 contract to AirWorks for the installation of a flue vent in the Clubhouse, awarded a contract totaling \$21,680.00 to JH3 Company for roofing repairs at 795 Seawind Way, 512 Ebbitide Circle, 774 Seawind Way, 663 Bluewater Way, 754 Seawind Way, and the western portion of the Clubhouse roof, awarded a a \$20,000.00 sewer line cleaning at various locations contract to Ocean View Plumbing & Rooter, and discussed a bid for the installation of acoustical panels in the Clubhouse.

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)
 - \$79,667 – Ceiling Project
 - \$17,130 – Tree Trimming
 - \$13,200 – Carport Covers
 - \$13,049 – Townhome Repipe
 - \$11,642 – Condo Walkway Sealing and Painting
 - \$7,330 – Fence and Gate Painting
 - \$7,290 – Roofing Repairs
 - \$6,807 – Insurance Premium
 - \$6,656 – Asbestos and Fungal Remediation
 - \$6,286 – Landscaping Service

- \$3,908 – Worker’s Comp Insurance
 - \$3,451 – Plumbing
 - \$2,018 – Gym Bike
 - \$1,851 – Printing and Postage
 - \$1,850 – Exterior Alarm Horns
 - \$1,700 – Management Fee
 - \$1,250 – Sewer Line Cleaning
 - \$1,016 – Pool Service
 - \$620 – Termite Service
 - \$600 – Gutter Repair
 - \$510 – Irrigation Valve
 - \$485 – Pest Control Service
 - December 9, 2023, Open Board Minutes
- **COMMITTEE REPORTS – Report Presented**
 - Unit Improvement Committee – **662 Sunfish Way** – new flooring; **954 Lighthouse Way** - new flooring and a slider; **816 Bluewater Way** – new slider and windows.
- **OFFICER REPORTS**
 - President
 - Discussion on Balcony Ceiling Reinforcement Project Status – **Report presented.**
 - Discussion on status of 2024 projects – **Report presented.**
 - Discussion on proposed mailer to be sent to owners – **Discussion held.**
 - Discussion on rule(s) about penetrating or placing items on COA surfaces – **Discussion held.**
 - Discussion on existing CC&R rule limiting the number of animals in a unit to one – **Discussion held**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **Report presented.**
 - Board Approval of Association Finances – AB 2912 for November 2023 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the November 2023 AB 2912 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 replacement bathroom ceiling fans using existing electrical wiring and ducts. **Andy Santamaria moves, Bruce Kulpa seconds, to approve the 756 Seawind Way application. Motion passes 4-0-1 with Keven Schultz abstaining since he is the owner of the unit.**
 - **954 Lighthouse Way** – building 7, 3rd floor, condo – request to replace furnace – **Andy Santamaria moves, Kevin Schultz seconds, to approve the 954 Lighthouse Way application which will require the submittal of a City Permit for the furnace installation. Motion passes 5-0.**
- **LIENS - None**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, February 10, 2024.

- **MEETING ADJOURNED – Meeting was adjourned at 11:03 am.**

A. Santamaris 2/10/24