

# SURFSIDE III **monthly** e-NEWSLETTER

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APRIL 2024 – 8 page edition

## Surfside III Condominium Owners' Association, Inc.



### OWNERS' OPEN BOARD MEETING

SATURDAY, APRIL 13, 2024 @ 10 a.m.

Simultaneously as a HYBRID MEETING via



Audio Connection: 1-844-854-2222 (Toll free)  
Access code: 822680#

Physical Location: In the onsite **Clubhouse**  
600 Sunfish Way, Port Hueneme

**AGENDA** items will be posted **4 days prior to scheduled meeting** on the Clubhouse Bulletin Board and on:  
[www.surfsideiii.org](http://www.surfsideiii.org) Board Meetings: ➔ Agendas

### CONDO BUILDING AND TOWNHOME WATER USE

The latest water meter readings reported by the City of Port Hueneme shows the following water use per condo building:

Building	Gallons – Nov	Gallons – Dec	Gallons – Jan	Gallons – Feb
1	112,200	112,948	94,248	100,980
2	115,940	89,760	55,352	57,596
3	77,792	63,580	80,784	73,304
4	65,824	53,108	55,352	62,084
5	68,816	47,872	52,360	62,832
6	37,400	36,652	50,864	46,376
7	100,980	81,532	94,248	96,492
8	80,784	54,604	48,620	62,832

Town home water use for the 51 town homes: 16 town homes used less than 1,500 gallons; 10 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; 9 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

### CEILING REINFORCEMENT PROJECT FUNDING

The total cost of the project was \$891,283.97. Since the operating fund paid \$300,000, \$591,283.97 was required to be borrowed from the reserve fund and paid back using a Special Assessment process.

If all 309 owners paid \$178/month for 11 months, the amount collected would be \$605,022.

This means that the surplus of \$13,738.03, or \$44.46/unit account can be returned to the owners in **June** who have paid the full amount and that the \$178 special assessment **will not need to be collected in May 2024**.

The April payment of \$178/month will still need to be paid if not done so already.

## **FILLING OF VACANT BOARD DIRECTOR POSITION - Application deadline 12 noon, April 30, 2024**

Director Kevin Schultz has sold his unit, will be moving out of state, and has resigned from his position as a Board Director. Surfside III would like to thank Kevin for the excellent service he has provided to this community.

The Board is now seeking owners who would like to be appointed to the Board to serve until the elections in October 2024. (See qualification requirements below.) If you are interested in being considered for the vacant Board position and are willing to provide the appropriate time to fulfill the duties of a Board director, please submit your application by emailing it to the President at [a67sand@aol.com](mailto:a67sand@aol.com) by Noon April 30, 2024.

Copies of all applications submitted will be provided to the other Board directors. Based on a review of the applications, interviews may be held to obtain further candidate information. An appointment to the position may occur at the **May 11, 2024**, Board Meeting. A copy of the Nomination Form to fill the Vacant Director position is included below and is also available on the COA website ([surfsideiii.org](http://surfsideiii.org)).

## **ELECTION OF BOARD DIRECTORS – Application deadline 12 noon, July 18, 2024**

The election of Board Directors will be held on October 12, 2024. There are five volunteer positions for Directors. Any owner who is interested in becoming a Director is asked to submit a Nomination Form which is attached and is available at [www.surfsideiii.org](http://www.surfsideiii.org) or by requesting that one be sent by sending an email to [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) or by calling the Surfside III Office. Nomination forms are to be submitted to the Surfside III Onsite Office, 600 Sunfish Way, Port Hueneme, CA 93041 by Noon on July 18, 2024.

In the event that, at the conclusion of the nomination period, there are the same number or fewer qualified candidates as there are open board positions, the Board of Directors may, upon a majority vote, elect to seat the qualified candidates by acclamation, thus bypassing the need for a formal ballot.

### **Qualifications of Candidates and Directors**

a. Candidates for election to the Board shall be Owners and Members of the Association, and the Board shall be composed of five (5) persons who shall, at all times, be Members of the Association.

b. In order to be a candidate for election for Director or any other elected position, such Member, as of the date ballots are distributed: (a) must be current in the payment of Regular and Special assessments ; (b) must not have a joint ownership interest, either directly or indirectly, in the same unit as another candidate or incumbent Director; (c) must have been a Member of the Association for not less than one (1) year; (d) must not have a past criminal conviction that, if elected, would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806, or terminate the Association's existing fidelity bond coverage. If title to a Unit is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for purposes of running for and serving on the Board. Notwithstanding the foregoing, the candidate shall not be disqualified for election for Director for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:

- (i) The candidate has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;
- (ii) The candidate has entered into a payment plan pursuant to Civil Code §5665.

Furthermore, the Association shall not disqualify the candidate pursuant to this Section 1(b) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.

c. In order to remain qualified to serve on the Board, at all times during such Member's term as a Director, the Member must: (a) remain current in the payment of Regular and Special assessments; (b) not enter into a joint ownership interest, either directly or indirectly, in the same unit as another Director; (c) must remain a Member of the Association; (d) must not be convicted of a crime that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity

bond coverage. Notwithstanding the foregoing, the Director shall not be disqualified for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:

- (i) The Director has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;
- (ii) The Directors has entered into a payment plan pursuant to Civil Code §5665.

Furthermore, the Association shall not disqualify the Director pursuant to this Section 1(c) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920. The Board may declare vacant the seat of any Director who ceases to meet the qualifications for a Director set forth in this Section upon the occurrence of the non-qualifying event, and the Director's seat shall then be deemed vacant in accordance with the Association's Bylaws and/or the Corporations Code.

If you are interested in knowing more about the Board of Directors' duties, please contact a present or past Director. The contact information for the current Board of Directors can be found on the Surfside website.

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC**  
**FORM FOR FILLING A VACANT BOARD DIRECTOR POSITION**

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This form is provided to Surfside III COA owners in good standing who wish to submit their names to be appointed by the Board to fill a vacant Board Director position.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

Please email this form to the Board President at [a67sand@aol.com](mailto:a67sand@aol.com) by **Noon on April 30, 2024**

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC  
NOMINATION FORM FOR 2024 BOARD DIRECTOR POSITION**

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This form is provided to Surfside III Owners in good standing who wish to include their names on the **Election Ballot** for the position of Board Director.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

This form must be received by the Association by mail, email, or personal delivery by **Noon** on **July 18, 2024**, at the following address: ONSITE OFFICE, 600 SUNFISH WAY, PORT HUENEME, CA 93041  
EMAIL: [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com); PHONE: 805-488-8484

## **SURFSIDE III WELCOMING COMMITTEE - HAPPY HOUR IN THE CLUBHOUSE**

**Friday, April 19th, 2024, from 4-7 pm**

Please join us in the Clubhouse for a little socializing with your neighbors.

Please bring your own beverages. Plates, forks, napkins, and name tags will be provided. You don't need to bring an appetizer, but we will have tables set up for food if you feel like bringing something to share.

Invite your neighbors!

There is no need to RSVP, but if you have questions, please contact Amy Bruder or Page LaPenn at:

Amy Bruder  
amycbruder@aol.com  
(602) 531-5108

Page LaPenn  
pagelapenn@gmail.com  
(562) 370-7590

## **IRRIGATION BACKFLOW VALVE**



A new irrigation backflow valve was installed by building 7. This device will protect the water quality in the system.

## **ENTRANCE/EXIT GATES**

As has been reported previously, when the gates are forced open their operating systems can be damaged. If damaged, then parts are ordered to complete the repairs.

It appears that someone again forcibly opened the exit gate and damaged the operating motor to such an extent that it cannot be repaired. A new \$5,000 motor has been ordered.

In December 2023, the COA installed a new \$5,000 motor for the entrance gate. The cost repair of the gates due to inappropriate use has surpassed the budget allocation.

## **DRYER VENT CLEANOUT**



This is a reminder to residents to have their dryer vents that exhaust the hot air to the walkways cleaned, especially if you have noticed it is taking longer to dry items. Through time, lint will accumulate in the vents which may hinder the dryer's operation. If too much lint is present, a fire hazard may develop.



## **WASHER HOSE INSPECTION TIME**



For those residents who have washers in their units, it is recommended that the washer hoses be inspected for issues. Leaks occurring in these hoses may cause extensive damage to the unit and the units nearby.

## **DO NOT LEAVE CAT FOOD ON BALCONIES OR WALKWAYS**



Sadly, someone has been leaving food for cats on their balcony and walkway.

Recently two squirrels were seen fighting over food and one was thrown off the balcony.

If you truly love animals, please STOP tempting outdoor animals to consume easily available food. Their survival demands that they learn to hunt for their own food provided in their natural habitat.

## **CLUBHOUSE USAGE SURVEY – RESULTS**



7 owners and 4 renters responded to the survey. Not all questions were answered. Their complete responses and comments were forwarded to all the Board members. The following is a compilation of answers to “How often during the past twelve months have you?”

- 1) Taken a book or magazine to read later?  
6 owners responded: “0”. One owner responded, “20-30” Renters responded: 6
2. Donated books, magazines, games, DVDs, or other items to this space?  
6 owners responded: Zero. One owner responded: 3-4 Renters responded: 2
3. Used this space for playing table games (cards, puzzles etc.)?  
6 owners responded: Zero. One owner responded: 2 Renters responded: 30
4. Reserved this space for a private social event?  
6 owners responded: Zero One owner responded with 20 guests,  
Two renters responded with 30 guests at each event.
5. Visited with friends?  
6 owners responded: Zero One owner responded: 2
6. Used electronic devices (computers etc.)?  
6 owners responded: Three said zero. One said “yes”. One said “3” and one said “2”
7. Quiet space to relax?  
5 owners responded “0”. 1 owner responded “2” and 1 owner responded “20-30”.

What would you consider to be the best usage of this space?

- 1) Leaving the open space for community/social events.
- 2) Rearrange the furniture to create an area for tables with access to electrical outlets.
- 2) Keeping encyclopedias for research.
- 2) Portion could be used for physical activities. Such as Qi Gong, corn-hole-toss
- 3) “Quiet space” within this space to practice/learn to play the Ukulele

**ARCHITECTURAL MODIFICATION** requiring Board of Directors application approval:



Remodeling, updating, replacement or additions to your townhouse or condo **include but are not limited to:** plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors electrical work, and flooring.

The application form, along with the entire list requiring architectural approval are available on both websites and from our on site office.

If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed, and the site returned to its original condition.

**ARCHITECTURAL APPLICATION REVIEW TIMELINE:**

Architectural Applications will be reviewed and acted upon at the monthly COA Board meeting if the application is submitted **prior to 8 days before the scheduled meeting.**

**Unit Modification Committee**, currently comprised of two Directors, Barbara Lopez and Lya Findel, are authorized to approve/deny the following items without waiting for the next scheduled board meeting.

- Sliding glass doors,
- Window installation,
- Installation of floors over approved underlayment for the 2<sup>nd</sup> and 3<sup>rd</sup> floor condo units
- Installation of approved security/screen doors

**ASBESTOS LAW:**

**The following rules in whole or in part are applicable to owners and operators.**

Any demolition or renovation activity and the associated disturbance of asbestos containing material. Prior to work commencing, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing any renovation in your unit the law states the following: Rule 1403. Asbestos emissions from demolition/renovation activities (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A)Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal, and land filling requirements for asbestos- containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs and markings.

**SURFSIDE III BOARD OF DIRECTORS**

**President:** Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

**Treasurer:** Bruce Kulpa [bkulpa.surfsideiii@gmail.com](mailto:bkulpa.surfsideiii@gmail.com)

**Secretary:** Barbara Lopez [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)

**Director:** Kevin Schultz [surfsideiiiKPS@gmail.com](mailto:surfsideiiiKPS@gmail.com)

## **CLUBHOUSE**

**ON-SITE PROPERTY MANAGER:** Monica Martinez [SSiiiOffice@gmail.com](mailto:SSiiiOffice@gmail.com) 1-805-488-8484

**OFFICE HOURS: Monday through Friday 8 a.m. to 4:30 p.m.**

Purchase of:

- gate responder,
- keycard for accessing the Clubhouse
- key to bicycle room storage

Master key to:

- pedestrian gates,
- gymroom and
- elevators

can be handled during posted office hours.

### **KEYCARD HOLDERS MAY USE THE CLUBHOUSE FACILITY:**



**7 days a week** between the hours of **6:00 a.m. until 8:30 p.m.**

**Everyone must be out of the Clubhouse by 8:45 p.m.**

**LORDON PROPERTY MANAGEMENT** Handles all, escrow, insurance, and collections matters

1275 Center Court Drive, Covina, CA 91724

[manager@surfsideiii.com](mailto:manager@surfsideiii.com) 1-800-729-5673

**CALL 911 FOR LIFE-THREATING EMERGENCIES**

After hours - **NON-LIFE THREATENING** - campus property emergency number: 1-626-967-7921

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SurfsideIII COA monthly newsletter is viewable:

- [Surfsideiii.org](http://Surfsideiii.org)
- Posted on the bulletin board in Clubhouse
- By emailing [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) and requesting that the monthly e-Newsletter be sent to the email address you have submitted.
- Mailing arequest to: Surfside III COA, 600 Sunfish Way, Port Hueneme, CA93041

*The Surfside III Condominium Owners Association, or as often referred to as the Surfside III COA, or Surfside III, is not responsible for the content and accuracy of any information provided by owners or third parties. Starting 10/2023 the newsletter will no longer print events not sponsored by Surfside III COA. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special, or consequential damages that result from or are related to material submitted by the owners or other third parties.*

*By submitting any material for publication in this newsletter to the listed contact emails on the front page, all individuals agree to indemnify, defend, and hold the association, its officers, directors, editor, members, representatives, managers, and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.*

All questions related to the content of the newsletter will be responded to in a timely manner.