

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, MARCH 9, 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) 10:03 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** – Two items were added to the agenda as emergency additions (AirWorks bid and a Collection Authorization), violation discussion was held regarding one owner, the Late Fee Review Committee presented a report, the February 10, 2024 Executive Board Meeting Minutes were approved, the Collection Authorization was approved, a \$16,550.00 project was awarded to Eco Stone Care to deep clean the Clubhouse porcelain tiles, grout, and concrete, a \$15,525.52 project was awarded to AirWorks to install the Clubhouse pool exhaust ducts and this project will include additional costs (\$3,500 to \$5,000) for a ceiling roof entry, and the board decided to wait until the condo buildings were painted before proceeding to install building signage.

**GUEST/PRESENTATION**

- **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)
  - \$13,480 – Various Roof Repairs
  - \$13,080 – Carport Covers
  - \$11,663 – Clubhouse Exhaust Fans
  - \$8,442 – Building 1 Drain
  - \$7,895 – Carwash Rejuvenation
  - \$6,500 – Rail Painting
  - \$6,440 – Driveway Entrance Pavers
  - \$6,282 – Ceiling Reinforcement Project Inspection
  - \$6,250 – Monthly Landscaping Service
  - \$6,123 – Building 3 Elevator Repair
  - \$5,821 – Condo Building Walkway Painting
  - \$5,716 – Irrigation Backflow Repair
  - \$2,541 – Bridge Railing Design Investigation

- \$1,900 – Playground Sand
  - \$1,850 – Building 5 & 6 Drainage System
  - \$1,700 – Management Fee
  - \$1,276 – Workers Comp Insurance Fee
  - \$995 – Condo Unit Breaker Box
  - \$974 – Clubhouse Photocells
  - \$970 – Attorney Fee
  - \$915 – Termite Service
  - \$865 – Pool Service
  - \$550 – Townhome Drain
  - \$550 – Clubhouse Lights
  - \$485 – Pest Control Service
  - \$231 – Gym Equipment Maintenance Fee
  - February 10, 2024, Open Board Minutes
- **COMMITTEE REPORTS**
    - Unit Improvement Committee – **No Report**
- **OFFICER REPORTS**
    - President
      - Discussion on status of projects – **Report presented.**
      - Board Discussion
    - Vice-President – **No Report**
      - Board Discussion
    - Treasurer
      - Financial Discussion – **Report presented.**
      - Board Approval of Association Finances – AB 2912 for January 2023 – **Andy Santamaria moves, Kevin Schultz seconds, to approve the January 2023 AB 2912 report 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 - None**
  - **LIENS - None**
  - **NEXT MEETING** – The next meeting will be held at 10:00 am, April 13, 2024.
  - **MEETING ADJOURNED** – Meeting was adjourned at 10:14 am.

A. Santamaria 4/13/24