

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, APRIL 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 by phone**
Barbara Lopez – Secretary - **Absent**
Director - Vacant

EXECUTIVE SESSION SUMMARY – The board discussed an owner's request for a payment plan, reconsideration of a previous board action regarding an owner's violation, discussed an owner violation, received a report from the Late Fee Review Committee, and approved the March 9, 2024, Executive Board Meeting Minutes.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** – Andy Santamaria moves, Lya Findel seconds, to include an architectural application for furnace installation for 653 Sunfish Way on the agenda. Motion passes 3-0 with Barbara Lopez being absent.
- **CONSENT AGENDA** – Andy Santamaria moves, Lya Findel seconds, to approve the consent agenda. Motion passes 3-0 with Barbara Lopez being absent.

Expenditures (sample)

- \$15,560 – Sidewalk Grinding
- \$13,437 – Earthquake Insurance Premium
- \$11,640 – Condo Building Walkway Sealing and Painting
- \$7,850 – Clubhouse Bathroom Tile Repair
- \$7,432 – Townhomes' Drain System
- \$6,250 – Landscaping Fee
- \$5,000 – Gutter Cleaning
- \$2,075 – Pool Service
- \$1,700 – Management Fee
- \$1,671 – Insurance Premium
- \$1,150 – Balcony Sealing and Painting
- \$935 – Termite Service
- \$690 – Drywall Repair
- \$655 – Asbestos Testing
- \$600 - Plumbing
- \$401 – Printing and Postage

- \$400 – Tree Branch Removal
- \$175 – Tree Stump Removal
- March 9, 2024, Open Board Minutes

- **COMMITTEE REPORTS**
 - Unit Improvement Committee – **Lya Findel provided the following report: 653 Sunfish Way – approval of sliders and windows; 759 Reef Circle – approval of flooring and underlayment (underlayment needs to be inspected after installation and prior to floor installation); 930 Lighthouse Way – disapproved since product selected does not meet the COA requirements.**
 - Welcoming Committee – **Report provided**

- **OFFICER REPORTS**
 - President
 - Discussion on Special Assessment Costs – **Report provided**
 - Discussion on Insurance Renewal Concerns – **Report provided**
 - Discussion on vacant director appointment – **Report provided**
 - Discussion on October director election – **Report provided**
 - Board Discussion
 - Vice-President
 - Clubhouse Use Survey Result – **Report provided**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **Report provided**
 - Condo Building Breaker Panel Replacement Project Discussion – **Discussion held**
 - Board Approval of Association Finances – AB 2912 for February 2023 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 document for February 2023 and to authorize the President to sign the document on behalf of the Board. Motion passes 3-0 with Barbara Lopez being absent.**
 - Secretary
 - Board Discussion – **No Report**
 - Director
 - Board Discussion – **No Report**

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **759 Reef Circle – Building 5 3rd fl – request to install a replacement shower – Andy Santamaria moves, Lya Findel seconds, to approve the application. Motion passes 3-0 with Barbara Lopez being absent.**
 - **653 Sunfish Way – Building 3 3rd fl – request to install new lights and fans – Andy Santamaria moves, Lya Findel seconds, to approve the application with the condition that the owner is responsible for any damage caused to the fans or lights since they or their parts are located in the common space attic. Motion passes 3-0 with Barbara Lopez being absent.**
 - **653 Sunfish Way – Building 3 3rd fl – request to install a furnace. Andy Santamaria moves, Lya Findel seconds, to approve the application with the condition that a City Permit be obtained as part of the installation. Motion passes 3-0 with Barbara Lopez being absent.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, May 11, 2024.

- **MEETING ADJOURNED** – Meeting adjourned at 10:35 am.

A. Santamaria 5/25/24
