

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, MAY 25, 2024

As a HYBRID MEETING

PHYSICAL LOCATION: IN THE CLUBHOUSE AT 600 SUNFISH WAY, PORT HUENEME
AND

AUDIO CONNECTION: 1-844-854-2222 (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**
Director - Vacant

EXECUTIVE SESSION SUMMARY OF 5.11.2024 – Board discussed violations with six owners, filling of the vacant director position was discussed, the April 13, 2024, Executive Board Meeting Minutes were approved, a \$34,465.00 carport panel installation contract was awarded to MRC Remodeling, Inc., a \$24,500.00 street seal coat installation contract was awarded to Asphalt Professionals, Inc., a \$499 reserve study preparation contract was awarded to McCaffery Reserve Consulting, a \$13,700/year contract to provide human resources assistance to the COA was awarded to Paychex.

GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** – Andy Santamaria moves, Bruce Kulpa seconds, to add the following two items to the agenda for discussion: approval for lien processing, and award of contract to United Electric. Motion passes 4-0.
- **CONSENT AGENDA** – Andy Santamaria moves, Bruce Kulpa seconds, to approve the consent agenda. Motion passes 4-0.
Expenditures (sample)
 - \$21,500 - Taxes
 - \$14,109 – Earthquake Insurance Premium
 - \$11,642 – Walkway Painting
 - \$7,295 – Entry Gate Repair
 - \$6,793 – General Liability Insurance Premium
 - \$6,354 – Landscape Service
 - \$5,511 – Termite Service
 - \$5,490 – Elevator Service
 - \$5,175 – Maintenance Shed Painting
 - \$3,965 – Stairwell Painting
 - \$2,922 – Gutter Repair
 - \$1,800 – Fire Alarm Monitoring Service
 - \$1,700 – Management Service
 - \$1,650 – Clubhouse Tile

- \$1,580 – Parking Lot Lights
 - \$1,276 – Workers Comp Insurance Premium
 - \$1,160 – Pool Chemical Supplies
 - \$971 – Breaker Panel
 - \$735 – Irrigation Valves
 - \$414 – Plumbing Repairs
 - \$320 – CAI Membership
 - \$315 – Paint Supplies
 - \$299 – Printing and Postage
 - \$282 – Dial Security Service
 - \$225 – Clubhouse Door Repair
 - \$182 – Gym Maintenance Fee
 - April 13, 2024, Open Board Minutes
- **COMMITTEE REPORTS**
 - Unit Improvement Committee – **Report provided by Barbara Lopez: 540 Ebbtide Circle – replacement of windows and exterior sliding glass doors; 653 Ebbtide Circle - replacement of windows and exterior sliding glass doors; 930 Lighthouse Way - replacement of windows. All three applications were approved.**
 - Welcoming Committee – **Report provided.**
- **OFFICER REPORTS**
 - President
 - Vacant Director Appointment – **Andy Santamaria moves, Lya Findel seconds, to appoint Bob Meyer to the vacant director position. Motion passes 4-0.**
 - Bridge Railing Replacement Project – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the A7 Group Bridge Railing Design. Motion passes 4-0-1 with Bob Meyer abstaining.**
 - Mandatory Food/Organics Recycling – **AB1826 – Report provided.**
 - Award of contract – **Andy Santamaria moves, Bruce Kulpa seconds, to award a \$29,850.00 contract to United Electric for the installation of 30 electrical panels in Building 5 units. Motion passes 4-0-1 with Bob Meyer abstaining.**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **Report provided.**
 - Board Approval of Association Finances – **AB 2912 for March 2024 Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 document for March 2024 and to authorize the President to sign the document on behalf of the board. Motion passes 4-0-1 with Bob Meyer abstaining.**
 - Secretary – **No Report**
 - Board Discussion
 - Director – **No Report**
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**
 - **LIENS – Andy Santamaria moves Bruce Kulpa seconds, to approve the processing of three liens (\$7,337.38, \$2,649.69, and \$1,163.51). Motion passes 4-0-1 with Bob Meyer abstaining.**
 - **NEXT MEETING – The next meeting will be held at 10:00 am, June 8, 2024.**
 - **MEETING ADJOURNED – Meeting was adjourned at 10:35 am.**

A. Santamaria 6/8/24