

SURFSIDE III **monthly** e-NEWSLETTER

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JUNE 2024 – 10 page edition

Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, JUNE 8TH @ 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:
Surfsideiii.org Board Meetings: ➔ Agendas

VACANT DIRECTOR POSITION FILLED

At the May 25, 2024, Board meeting, the Board appointed Bob Meyer to fill the vacant director position. The term of office is from May 25, 2024, until the next Director election, if required, is held in October.

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 – Jan	Gallons – Feb	Gallons – Mar	Gallons – Apr
1	94,248	100,980	83,028	80,036
2	55,352	57,596	44,880	44,880
3	80,784	73,304	66,572	44,880
4	55,352	62,084	52,360	48,620
5	52,360	62,832	69,564	65,824
6	50,864	46,376	59,840	97,988
7	94,248	96,492	79,288	75,548
8	48,620	62,832	76,296	66,572

Per the meter readings, building 6 had the most water use in April.

Town home water use for the 51 town homes: 11 town homes used less than 1,500 gallons; 15 town homes used between 1,500 gallons to 3,000 gallons; 15 town homes used between 3,000 gallons to 6,000 gallons; 8 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

ELECTRICAL PANELS IN SOME CONDO UNITS WILL BE REPLACED

As part of the maintenance effort, thirty condo unit electrical panels will be replaced in building 5 starting June 3rd through June 5th. At the recent board meeting, each building number was placed on a paper and a drawing was held since all of the condo buildings have the same electrical panels. Building 5 was chosen. Every year, additional electrical panels will be installed in the remaining condo units which have the original electrical panels. Residents whose units are to have this work done will be notified in advance.

All of the townhome electrical panels were replaced in 2019.

CLUBHOUSE PAINTING

The exterior of the Clubhouse is in the process of being painted. The paint on the wood boards and stucco had faded and needed restoration. Other buildings are being scheduled to be painted in the future.



FOOD/ORGANICS RECYCLING PROGRAM

The city recently delivered clearly marked “**ORGANICS**” containers to be used to collect, on a weekly basis, bagged organic material: **meat, poultry, seafood, fruits, vegetables, pasta, rice, bread, grains, eggs, dairy products, coffee grounds and landscaping items such as leaves, plants, and branches.** Plastic bags are to be used when disposing of these items. The containers will be placed in all trash receptacles that have additional room.

AB1826 was passed ten years ago mandating the separation of organics from trash and recyclable material disposal.

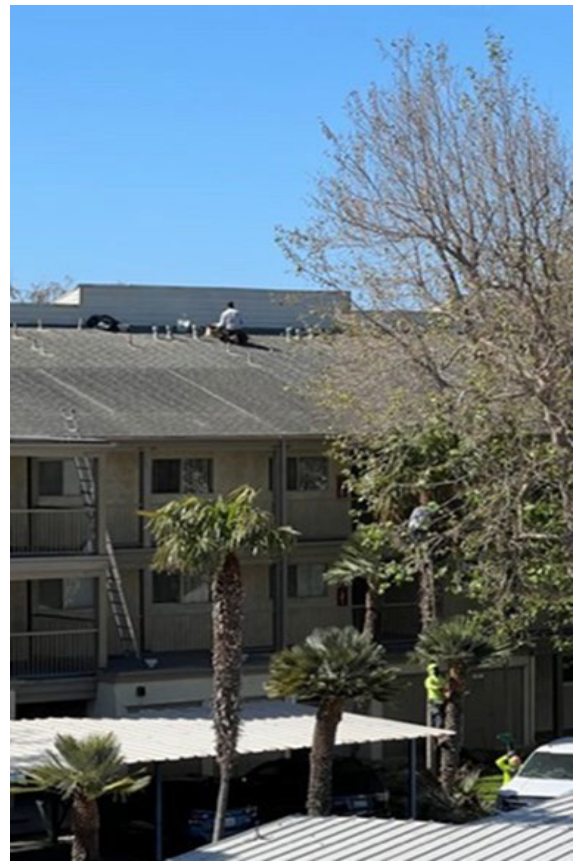
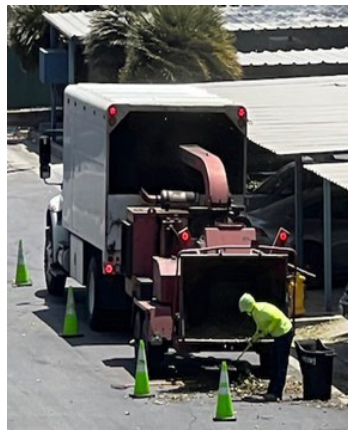
Residents are encouraged to dispose of their materials into the appropriate containers.



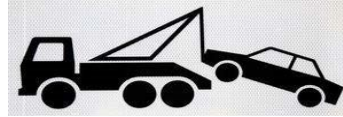
TREE AND PALM TREE TRIMMING

The scheduled tree and palm tree trimming project had been scheduled to occur prior to Spring but due to the weather, the crews were not able to work.

This project was completed in early May alongside roof maintenance.



SEALCOAT PROJECT



Sealcoating protects and prolongs the life expectancy of asphalt pavement by providing a protective layer to keep out damaging UV rays, vehicle fluids, and water.

In July/August, the streets and parking areas will receive a seal coat to protect the asphalt from the elements. Further information will be provided in the July Newsletter, flyers, and email blasts. Please be prepared to be flexible in your parking needs since there will be reduced parking for periods of time to allow the seal coat to dry properly. Vehicles parked in the common parking spots in the specific areas marked below at the scheduled times will be towed to allow the project to proceed.

Dates subject to change due to weather conditions



ENTRANCE/EXIT GATES

The latest news on why the main entrance gates have been left open recently is that the telephone wire that connects the kiosk phone with the Clubhouse PC is malfunctioning and will not allow visitors to enter a code to enter the complex. Once fixed, normal operation can proceed. Meanwhile, the gates continue to be forced open manually or by car.

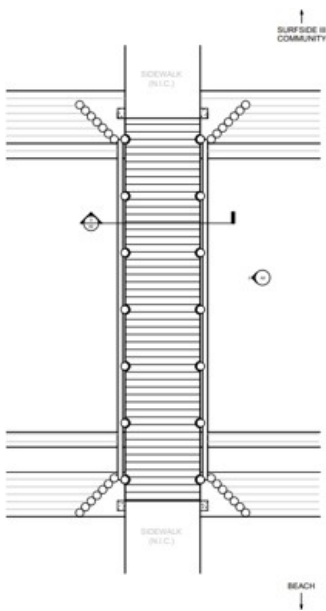
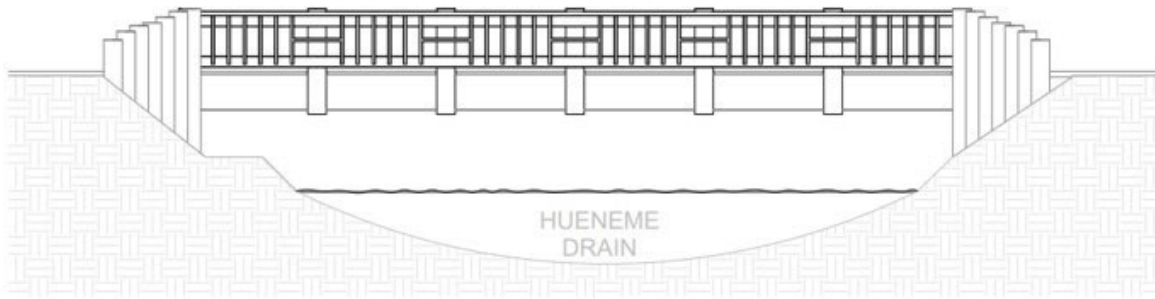
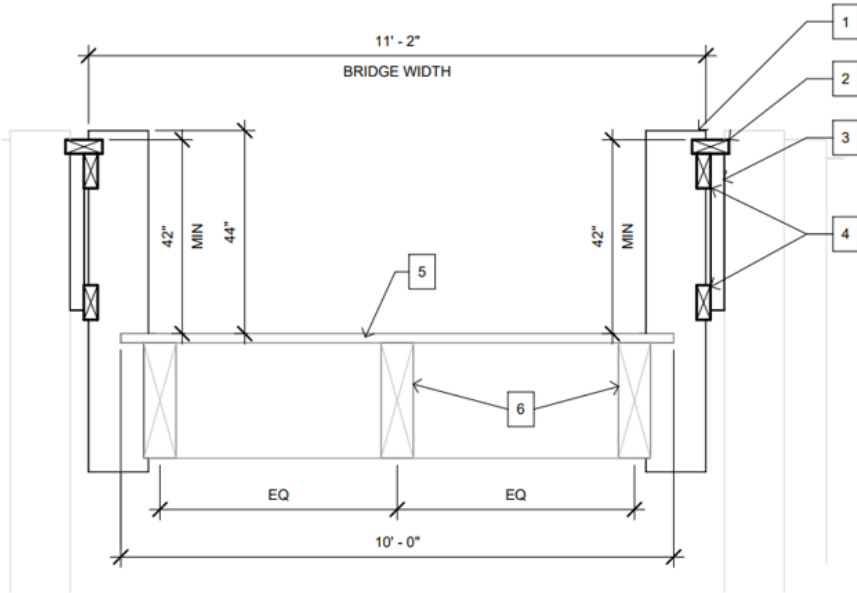
CONTENTS PLACED ON BALCONIES AND BUILDING WALKWAYS

Residents are reminded that there is a rule regarding what may or may not be placed on the balconies and building walkways. **These locations are not meant to be used for storage nor may they interfere with anyone's view.** For more detailed information, please go to surfsideiii.org, governing documents, rules and regulations, D. Balconies and Patios.

Violations to the contents on balconies rule may result in a fine after a board hearing.

BRIDGE RAILING REPLACEMENT PROJECT

Four years ago, the bridge deck was reinforced, and several support members were replaced. This project will replace the existing weathered bridge rails to meet existing spacing code standards.



Existing Bridge Railing

ELECTION OF BOARD DIRECTOR

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 surfsideiii.org or by requesting that one be sent by sending an email to 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 Directors' duties, please contact a present or past Director. The contact information for the current Board Directors can be found on the Surfside website.

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

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: SURFSIDE III ADDRESS:

EMAIL: PHONE NUMBER:

MAILING 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; PHONE: 805-488-8484

Surfside III Welcoming Committee

HAPPY HOUR IN THE CLUBHOUSE

Friday, June 28th, 2024
4:00 – 7:00 pm

Please join us in the Clubhouse for some social time 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 amycbruder@aol.com

or

Page LaPenn pagelapenn@gmail.com

(602) 531-5108

(562) 370-7590

Scheduled dates for HAPPY HOUR in the CLUBHOUSE for the remainder of the year are:

July 26

August 16

September 27

October 25

November 22

December 20

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 onsite 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 2nd and 3rd 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

Vice-President: Lya Findel surfsideiiiLya@gmail.com

Treasurer: Bruce Kulpa bkulpa.surfsideiii@gmail.com

Secretary: Barbara Lopez hoablssiii@gmail.com

Director: Bob Meyer bobmeyers3@yahoo.com

CLUBHOUSE

ON-SITE PROPERTY MANAGER: Monica Martinez 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 1-800-729-5673

CALL 911 FOR LIFE-THREATING EMERGENCIES

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

SurfsideIII COA monthly newsletter is viewable:

- Surfsideiii.org
- Posted on the bulletin board in Clubhouse
- By emailing ssiiioffice@gmail.com and requesting that the monthly e-Newsletter be sent to the email address you have submitted.
- Mailing a request to: Surfside III COA, 600 Sunfish Way, Port Hueneme, CA 93041

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.