

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, JUNE 8, 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 by phone**
Barbara Lopez – Secretary – **Excused absence**
Bob Meyer – Director - **Present**

EXECUTIVE SESSION SUMMARY – Summary of 5.11.24 Executive Session items is listed on the 5.25.24 Open Agenda. Board discussed violations regarding two units, no Late Fee Review Committee Report was provided, and the board approved the May 11, 2024, executive Board Meeting Minutes.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** – Andy Santamaria moves, Lya Findel seconds, to add an architectural application discussion for 785 Reef Circle on the agenda. Motion passes 4-0-1 with Barbara Lopez being absent.
- **CONSENT AGENDA** – Andy Santamaria moves, Bob Meyer seconds, to approve the Consent Agenda. Motion passes 4-0-1 with Barbara Lopez being absent.
Expenditures (sample)
 - \$39,376 – Tree Trimming
 - \$21,060 – Roof Repairs
 - \$17,200 – Carport Panels (one-half)
 - \$13,437 – Earthquake Insurance Premium
 - \$9,796 – Townhome Water Line Repiping
 - \$6,793 – General Liability Insurance
 - \$6,274 – Landscaping Service
 - \$5,821 – Walkway Sealing/Painting
 - \$4,821 – Maintenance Shed Repairs
 - \$4,462 – Backflow Replacement
 - \$1,700 – Management Fee
 - \$1,348 – CPA Service
 - \$1,275 – WC Insurance Premium
 - \$1,210 – Termite Service
 - \$1,113 – Screens and Slider
 - \$1,080 – Drainage System

- \$995 – Condo Electrical Panel Replacement
- \$978 – Pool Service
- \$975 – Recirculating Pump
- \$840 – Office PC Service
- \$750 – Gym Maintenance
- \$673 – Gate Repair
- \$600 – Electrical Service
- \$435 – Printing and Postage
- \$395 – Water Valve Replacement
- May 25, 2024, Open Board Minutes

• **COMMITTEE REPORTS**

- Unit Improvement Committee – **Report presented by Lya Findel showed that the following applications were approved: 661 Sunfish Way (front door installation), 657 Reef Circle (security screen door with electronic lock installation), and 936 Lighthouse Way (new flooring with appropriate underlayment installation).**
- Welcoming Committee – **Lya Findel reported on the successful monthly event. Next month’s date to be announced on the website.**

• **OFFICER REPORTS**

- President
 - Reimbursement to condo owners who previously installed electrical panels – **Andy Santamaria moves, Lya Findel seconds, a motion that if current condo building owners, who have paid for the electrical panel installation themselves, wish to receive reimbursement for the replacement of their unit(s) electrical panel with an approved electrical panel, that a receipt for the installation of the panel be submitted for review. If approved, the COA will reimburse the current owner the cost of the panel replacement up to \$695.00, whichever is less. The current owner can also submit a receipt for a City Permit and the COA will reimburse the owner up to \$300.00, whichever is less. Motion passes 3-0-2 with Barbara Lopez being absent and Bob Meyer abstaining since he has a conflict of interest (his unit qualifies for reimbursement).**
 - Board Discussion
- Vice-President – **No Report**
 - Board Discussion
- Treasurer
 - Financial Discussion – **Bruce Kulpa provided a report.**
 - Board Approval of Association Finances – **AB 2912 for April 2023 – Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 document for April 2023 and to authorize the President to sign the document on behalf of the board. Motion passes 4-0-1 with Barbara Lopez being absent.**
- Secretary – **No Report**
 - Board Discussion
- Director – **No Report**
 - Board Discussion

• **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL – Andy Santamaria moves, Bob Meyer seconds, to approve the installation of approved lattice no higher than the rails for 785 Reef Circle. Motion passes 4-0-1 with Barbara Lopez being absent.**

• **LIENS - None**

• **NEXT MEETING – The next meeting will be held at 10:00 am, July 13, 2024.**

• **MEETING ADJOURNED – Meeting adjourned at 10:24 am.**

A. Santamaria 7/13/24