

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, AUGUST 10, 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**
Bob Meyer - Director - **Present**

EXECUTIVE SESSION SUMMARY – The board added a violation discussion item to the agenda, four unit violations were discussed, the Late Fee Review Committee presented a report, the July 13, 2024, Executive Board Meeting Minutes were approved, authorization to proceed with a collection process was approved, the landscape contract awarded to Garcia's Landscape & Maintenance Inc year long extension for \$78,000 at the July 13, 2024, board meeting was rescinded due to misinterpretation of the bid submitted and a \$87,360 yearly time extension contract was awarded to Garcia's Landscape & Maintenance Inc for landscaping services.

GUEST/PRESENTATION - None

• **OPEN FORUM**

• **EMERGENCY ADDITIONS TO AGENDA** - None

• **CONSENT AGENDA** – Andy Santamaria moves, Bob Meyer seconds, to approve the Consent Agenda. Motion passes 5-0.

Expenditures (sample)

- \$14,437 – Rail Painting
- \$9,820 – Roof Repairs
- \$9,504 – Directors and Officers Insurance
- \$7,237 – Gate and Call Box Upgrade
- \$6,250 – Landscaping Service
- \$5,490 – Elevator Service
- \$2,065 – Fire Alarm Service
- \$1,700 – Management Fee
- \$1,575 – Printing and Postage
- \$695 – Electrical Panel Installation
- \$641 – County Swimming Pool Permit
- \$500 – Pest Control
- \$249 – Reserve Study
- July 13, 2024, Open Board Minutes

- **COMMITTEE REPORTS**
 - Unit Improvement Committee – **No report**
 - Welcoming Committee – **Lya Findel presented a report.**

- **OFFICER REPORTS**
 - President
 - Landscape Service Bidding Process – **No discussion**
 - Process to select building colors – **Discussion held.**
 - Process to create landscaping plan for Non-functional sites – **Discussion held.**
 - Doubling of Insurance Premium – **Bruce Kulpa moves, Andy Santamaria seconds, to issue a Special Assessment of \$114 (which can be paid in three payments of \$38 each in October, November, and December of 2024) to pay for the \$35,310 2024 budget shortfall due to the doubling of the COA’s Master Insurance Premium. Motion passes 5-0.**
 - Reserve Study Discussion/Approval – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the Reserve Study for Fiscal Year End Date of 12.31.24. Motion passes 5-0.**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer – **No Report**
 - Financial Discussion
 - Board Approval of Association Finances – AB 2912 for June 2023 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 document for June 2023 and to authorize the President to sign the document on behalf of the board. Motion passes 5-0.**
 - Secretary – **No Report**
 - Board Discussion
 - Director – **Bob Meyer Commented on EV Charging Ports**
 - Board Discussion

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, September 14, 2024.

- **MEETING ADJOURNED** – Meeting adjourned at 11:17 am.

A. Santamaria 9/14/24