

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING WILL BE HELD
SATURDAY, OCTOBER 12, 2024
Following the Annual Owner 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#

ANNUAL OWNER HYBRID MEETING

The Annual Owner Hybrid Meeting will be held October 12, 2024, at 10:00 am.
PHYSICAL LOCATION: IN THE CLUBHOUSE AT 600 SUNFISH WAY, PORT HUENEME
AND
AUDIO CONNECTION: 1-844-854-222 (Toll Free) Access Code: 822680#

The Surfside III Board of Directors is composed of five owners who have been elected to that position. AB502 allows the Board of Directors to seat owners on the Board who have submitted their nomination forms without having an election if the number of nominations equals the number of vacancies. There were five nominations submitted and there are five pending vacancies.

The Board will consider seating Lya Findel, Bruce Kulpa, Barbara Lopez, Robert Meyer, and Andy Santamaria as Board Directors by acclamation without balloting on October 12, 2024.

AGENDA

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation – No ballots required this year
- f) Results of the Election – Board will seat the five owners (listed above) by acclamation
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

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) Will begin once the Annual Meeting Concludes.**
Andy Santamaria - President
Lya Findel – Vice-President
Bruce Kulpa – Treasurer
Barbara Lopez – Secretary
Robert Meyer – Director

EXECUTIVE SESSION SUMMARY

GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
- **CONSENT AGENDA**
 - Expenditures (sample)
 - \$39,026 – Bldg 3 hot and cold main water line replacement
 - \$16,335 – Earthquake Insurance Premium
 - \$9,987 – Rail Painting
 - \$8,097 – Electrical
 - \$7,340 – Monthly Landscaping Fee
 - \$5,400 – Elevator Permit
 - \$4,709 – Worker’s Compensation
 - \$3,160 – Roof Repair
 - \$2,834 – Plumbing
 - \$1,700 – Management Fee
 - \$1,300 – CPA Fee
 - \$1,120 –Pool Service
 - \$808 – Electrical Cart Repair
 - \$800 – Panel Permits and Drywall
 - \$500 – Pest Control
 - \$420 – Year Laptop Backup Fee
 - \$352 – Attorney Fee
 - \$300 – Tree Branch Removal
 - \$281 – Printing and Postage
 - \$240 – Gutter Repair
 - September 14, 2024, Open Board Minutes
- **COMMITTEE REPORTS**
 - Unit Improvement Committee – No Submittals
 - Rules and Regulations Committee – includes short term rental discussion
 - AB 1572 Committee – restrictions on irrigation of nonfunctional turf
- **OFFICER REPORTS**
 - President
 - Natural Disaster discussion
 - Corporate Transparency Act
 - Board Discussion
 - Vice-President
 - Building Color Project
 - Board Discussion
 - Treasurer
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for August 2024
 - Secretary
 - Board Discussion
 - Director
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **968 Lighthouse Way** – townhome – request to install solar panels.
 - **514 Ebbtide Circle** – Building 1, 1st floor – request to install a heater.

- **647 Sunfish Way** – Building 3, 3rd floor – ceiling fan installation

- **LIENS**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, November 9, 2024.

- **MEETING ADJOURNED**