

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING MINUTES  
SATURDAY, SEPTEMBER 14, 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**  
Robert Meyer - Director - **Present**

**EXECUTIVE SESSION SUMMARY** – Board discussed the status of an alternative dispute resolution process, Late Fee Review Committee presented a report, unit repairs were discussed, approved the August 10, 2024, Executive Board Meeting Minutes, and approved a payment plan request.

**GUEST/PRESENTATION** - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** - None
- **CONSENT AGENDA** – Andy Santamaria moves, Robert Meyer seconds, to approve the consent agenda. Motion passes 4-0-1 with Barbara Lopez being absent.  
Expenditures (sample)
  - \$25,950 – Street Seal Coat Project
  - \$17,265 – Carport Panels (1/2)
  - \$16,800 – Elevator Permit Work (1/2 the amount)
  - \$16,335 – Earthquake Insurance Premium
  - \$15,400 – Rail Painting
  - \$13,356 – General Liability Insurance Premium
  - \$6,610 – Landscaping Service
  - \$4,503 – Plumbing
  - \$4,500 – Drywall Install (Electrical Panel Installation Project)
  - \$4,337 – Auto Damage Repair
  - \$2,436 – Gate and Elevator Keys
  - \$2,085 – Electrical Panel Installation Reimbursement (3)
  - \$1,710 – Termite Service
  - \$1,700 – Management Fee
  - \$1,364 – Attorney Services
  - \$1,353 – Clubhouse Cards
  - \$1,120 – Clubhouse Pool Service
  - \$500 – Pest Control Service
  - \$455 – Clubhouse Window Cleaning

- \$309 – Printing and Postage
- \$289 - Supplies
- August 10, 2024, Open Board Minutes

• **COMMITTEE REPORTS**

- Unit Improvement Committee – 534 ETC sliders, windows, floor - approved; 902 LHW slider, windows – approved - **Lya Findel presented a report.**
- Budget Committee – 2025 Budget approval **Andy Santamaria moves, Lya Findel seconds, to approve the Budget Committee’s Report** whereby the 2025 monthly assessment will be **\$588.00. Motion passes 4-0-1 with Barbara Lopez being absent.**
- Welcoming Committee – **Amy Bruder presented a report.**
- Rules and Regulations Committee – **Committee will be reactivated, and new members sought.**

• **OFFICER REPORTS**

- President
  - Discussion on Elevator Test Results – **Report provided. Elevators passed inspection.**
  - Condo Building’s Main Water Line Replacement Discussion - **Report provided.**
  - Distribution of Political Flyers – **Report provided.**
  - Discussion of Car Wash Commercial Use – **Report provided. “No generator” sign to be installed at the car wash area.**
  - Corporate Transparency Act Filing Requirements for Directors – **Report provided.**
  - Common Area Flooding Discussion – **Report provided. Engineering firm will be sought to provide drainage study for areas that were flooded during the last rain event.**
  - Short Term Rental Discussion – **Report provided. Recent STR survey received eleven responses – ten approved additional actions to manage STRs and one did not want additional funds to be spent in the effort to manage STRs.**
  - Board Discussion
- Vice-President
  - Building Colors Discussion – **Discussion held. Further City input will be solicited.**
  - Board Discussion
- Treasurer
  - Financial Discussion – **Bruce Kulpa provided report.**
  - Board Approval of Association Finances – AB 2912 for July 2023 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 document for July 2023 and to authorize the Board 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 - None**

• **LIENS - None**

• **NEXT MEETING** – The next meeting will be held at 10:00 am, October 12, 2024.

• **MEETING ADJOURNED** – Meeting adjourned at 11:46 am.

*A. Santamaria* 10/12/24