

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, NOVEMBER 9, 2024
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** 10:00 am
 - Andy Santamaria – President - **Present**
 - Lya Findel – Vice-President – **Present by phone**
 - Bruce Kulpa – Treasurer - **Present**
 - Barbara Lopez – Secretary – **Excused Absence**
 - Robert Meyer – Director - **Present**

EXECUTIVE SESSION SUMMARY – The board approved the addition of the Clubhouse termite tenting project to the agenda and decided to rescind the previous approval for tenting in favor of termite spot treatment due to proposed contract language; Late Fee Review Committee presented a report stating that applications were approved for two units; approved the 2025 staff salaries and bonuses; and approved the October 12, 2024, Executive Board Meeting Minutes.

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.**
 - Expenditures (sample)
 - \$23,281 – Elevator Testing and Repair
 - \$16,335 – Earthquake Ins Premium
 - \$13,356 – Fire Ins Premium
 - \$12,820 – WC Ins Premium
 - \$11,600 – Rail Painting
 - \$11,252 - Bldg 3 hot and cold main water line replacement
 - \$9,672 – Taxes
 - \$7,280 – Landscaping Service
 - \$2,763 – Attorney Fees
 - \$1,800 – Fire Alarm Reporting Service
 - \$1,700 – Management Fee
 - \$1,500 – Hydro-jetting two main sewer lines
 - \$1,441 – Irrigation Valve Replacements
 - \$1,400 – Fire Extinguisher Service
 - \$1,124 – Pool Service
 - \$920 – Clubhouse Carpet Cleaning
 - \$590 – Termite Service
 - \$521 – Front Gate Service

- \$500 – Pest Control Service
 - \$385 – Cond Bldg Attic Valve
 - \$383 – Plumbing
 - \$360 – Printing and Postage
 - \$325 – Door Locks
 - \$300 – Beehive Removal
 - \$240 – Elevator Light Repair
 - \$225 – Exit Gate Repair
 - October 12, 2024, Open Board Minutes
- **COMMITTEE REPORTS**
 - Unit Improvement Committee – 514 ETC – Furnace replacement; 544 ETC – windows and sliders – **Lya Findel presented a report.**
 - Rules and Regulations Committee – includes short term rental discussion – **Amy Bruder presented a report.**
- **OFFICER REPORTS**
 - President
 - Revised Solar Policy – **Discussion rescheduled to the next meeting.**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **No Report**
 - Board Approval of Association Finances – SB 2912 for September 2024 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 document for September 2024 and to authorize the President to sign the document on behalf of the Board. Motion passes 4-0-1.**
 - 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, December 14, 2024.
 - **MEETING ADJOURNED** – Meeting was adjourned at 10:37 am.