

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, DECEMBER 14, 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 by phone**
Barbara Lopez – Secretary - **Present**
Robert Meyer – Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed five owner violations, one owner complaint, and approved the November 9, 2024, Executive Board Meeting Minutes.

GUEST/PRESENTATION - *None*

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** - *None*
- **CONSENT AGENDA** – Andy Santamaria moves, Barbara Lopez seconds, to approve consent agenda. Motion passes 4-0-1 with Bruce Kulpa being absent.
Expenditures (sample)
 - \$21,514 – Carport Painting
 - \$16,335 – Earthquake Insurance Premium
 - \$5,318 – Bridge Permit Work
 - \$1,495 – Clubhouse Termite Work
 - \$838 – Clubhouse Timers
 - \$800 – Drywall Repair
 - \$710 – Termite
 - \$683 – Keys
 - \$525 – Plumbing
 - \$480 – Tree Branch Removal
 - \$282 – Dial Security
 - \$275 – Gate Repair
 - \$220 – Elevator Lights
 - November 9, 2024, Open Board Minutes
- **COMMITTEE REPORTS**
 - Rules and Regulations Committee – includes short term rental discussion – **Robert Meyer moves, Andy Santamaria seconds, to provide notice to the owners that the board will enforce the existing CC&R rule whereby no rentals less than 30 days will be allowed. Motion passes 5-0.**
- **OFFICER REPORTS**

- President
 - Revised Solar Policy – **Andy Santamaria** moves, **Lya Findel** seconds, to approve the **draft Solar Policy** and to mail it to the owners for comment at the next meeting. **Motion passes 5-0.**
 - Circuit Breakers – selection of next building to have circuit breakers – **Building 8** was **chosen by random draw to have circuit breakers installed.**
 - Board Discussion
- Vice-President – **No Report**
 - Board Discussion
- Treasurer
 - Financial Discussion – **No Report**
 - Board Approval of Association Finances – SB 2912 for October 2024 – **Andy Santamaria** moves, **Barbara Lopez** seconds, to approve the **SB2912** document and to authorize the President to sign the document on behalf of the board. **Motion passes 5-0.**
- Secretary – **No Report**
 - Board Discussion
- Director – **No Report**
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - 602 Sunfish Way – Building 2, 1st floor, condo - request to replace furnace – **Andy Santamaria** moves, **Robert Meyer** seconds, to approve the furnace installation application with the condition that a **City Permit** be obtained. **Motion passes 5-0.**
- **LIENS**
 - Liens on two units to be reviewed – **Andy Santamaria** moves, **Barbara Lopez** seconds, to approve that the **lien process** begin on two units. **Motion passes 5-0.**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, January 11, 2025.
- **MEETING ADJOURNED** – Meeting adjourned at 10:46 am.

A. Santamaria 1/11/25