

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, FEBRUARY 8, 2025
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 – The board added a bridge railing contract to the agenda, discussed two issues regarding units, discussed the annual staff evaluation reporting system, approved the executive board meeting minutes of 1.11.25, and reviewed the three bid submittals for the Bridge Railing Replacement Project and awarded a \$110,760.00 contract for this work to Trifecta.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Barbara Lopez seconded, to add a preparation of liens document to the agenda. Motion passed 5-0. Andy Santamaria moves, Barbara Lopez seconded, to add an Edward Jones agreement document to the agenda. Motion passed 5-0.**
- **CONSENT AGENDA – Andy Santamaria moves, Barbara Lopez seconded, to approve the consent agenda. Motion passed 5-0.**
 - Expenditures (sample)
 - \$16,335 – EQ Insurance Premium
 - \$13,356 – GL Insurance Premium
 - \$11,080 – Carport Painting
 - \$7,280 – Landscaping Service
 - \$5,819 – Elevator Service
 - \$5,600 – Townhome Re-piping
 - \$4,622 – Bridge Railing Repair
 - \$2,255 – Carport Posts Replacement
 - \$1,831 – Safe Refitting and Keys
 - \$1,800 – Alarm Monitoring Service
 - \$1,630 – Attorney Fees
 - \$1,201 – WC Insurance Premium
 - \$1,080 – Plumbing Repairs
 - \$892 – Pool Supplies
 - \$572 – Landscape Supplies
 - \$500 – Pest Control Services

- \$274 - Supplies
- January 11, 2025, Open Board Minutes
- **COMMITTEE REPORTS – Barbara Lopez presented a report.**
 - Unit Modification Committee – 639 SFW – underlayment and flooring; 616 SFW – underlayment and flooring
- **OFFICER REPORTS**
 - President
 - Solar Policy – **Andy Santamaria moves, Lya Findel seconded, to approve the Revised Solar Policy as submitted. Motion passes 5-0.**
 - Discussion on Rules and Regulations – **Discussion was held.**
 - Pavers vs. Concrete Sidewalk Discussion – **Discussion was held.**
 - Edward Jones Agreement (**added to agenda**) **Andy Santamaria moves, Robert Meyer seconds, to authorize Bruce Kulpa, Lya Findel, and Andy Santamaria to sign the Edward Jones Business account authorization and agreement form. Motion passes 5-0.**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer – **No Report**
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for December 2024 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 document for December 2024 and to authorize the President to sign on behalf of the board. Motion passes 5-0.**
 - Secretary – **No Report**
 - Board Discussion
 - Director – **No Report**
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL – Andy Santamaria moves, Barbara Lopez seconds, to approve the 628 Sunfish Way walk-in tub installation. Motion passes 5-0.**
 - **628 Sunfish Way** – Building 2 2nd floor – request to install walk-in tub
- **LIENS – (Added to agenda) Andy Santamaria moves, Barbara Lopez seconds, to approve going forth to issue liens to two unit accounts – 1) \$3,757.43 2) \$4,624.93 and to authorize the President to sign the document on behalf of the board. Motion passes 5-0.**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, March 8, 2025.
- **MEETING ADJOURNED** – Meeting was adjourned at 10:28 am.