

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, JANUARY 11, 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 – **Excused Absence**
Robert Meyer – Director - **Present**

EXECUTIVE SESSION SUMMARY – The board discussed violations regarding two units and approved the December 14, 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 with Barbara Lopez being absent.
Expenditures (sample)
 - \$13,355 – GL Insurance Premium
 - \$7,497 – Landscaping
 - \$5,143 – Bridge Railing Design and Permitting
 - \$4,881 – Carport Painting
 - \$2,818 - Attorney
 - \$1,940 - Arborist
 - \$1,700 – Management Fee
 - \$1,500 – Hydro-jetting Two Sewer Lines- bldg. 3 and 6
 - \$1,495 – Clubhouse Termite Service
 - \$1,320 – Printing and Postage
 - \$1,202 – WC Insurance Premium
 - \$990 – Water Heater Blower
 - \$983 – Pool Service
 - \$785 – Plumbing
 - \$683 – Keys
 - \$550 – Gate Repair
 - \$500 – Pest Control
 - \$222 - Supplies
 - December 14, 2024, Open Board Minutes
- **COMMITTEE REPORTS**

- Rules and Regulations Committee – **Report provided by Amy Bruder, Committee Chair.**
- Unit Modification Committee – **639 Sunfish Way** – approval of underlayment and flooring installation – **Lya Findel presented a report.**

- **OFFICER REPORTS**

- **President – No Report**
 - Board Discussion
- **Vice-President – No Report**
 - Board Discussion
- **Treasurer – No Report**
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for November 2024 – **Andy Santamaria moves, Lya Findel seconds, to approve the SB 2912 November 2024 report and to approve that the President be authorized to sign the report 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**

- **970 Lighthouse Way** – townhome – increase height of back yard fence 23” to match neighbor’s fence – **Andy Santamaria moves, Robert Meyer seconds, to approve the application. Motion fails. Andy Santamaria moves, Robert Meyer seconds, to approve the application on condition that the fence be replaced using the same dimensions, wood type, stain, and construction method as that used at 968 Lighthouse Way which is located next door to 970 Lighthouse Way. The location of the replacement fence at 970 Lighthouse Way will be at the same site as the existing fence. Motion passes 4-0-1 with Barbara Lopez being absent.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, February 8, 2025.

- **MEETING ADJOURNED** – Meeting was adjourned at 10:12 am.

A. Santamaria 2/8/25