

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, APRIL 12, 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** 10:06 am
 - Andy Santamaria – President - **Present**
 - Lya Findel – Vice-President – **Present by phone**
 - Bruce Kulpa – Treasurer - **Present**
 - Barbara Lopez – Secretary – **Scheduled Absence**
 - Robert Meyer – Director - **Present**

EXECUTIVE SESSION SUMMARY – The board discussed unit repair costs with two owners, approved the March 8, 2025, Executive Board Meeting Minutes, reviewed a payment plan request from one owner, and authorized collection of funds to start on an owner's unit account.

GUEST/PRESENTATION

- **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)
 - \$24,776 – Carport painting
 - \$20,850 – Condo Electrical Panels
 - \$15,043 – Bridge Railing Materials
 - \$14,552 – Insurance Premiums
 - \$11,850 – Condo Electrical Panel Permits
 - \$9,725 – Townhome Re-piping
 - \$7,280 – Landscaping Service
 - \$5,967 – Bridge Railing Design
 - \$4,180 – Townhome Patio Slab
 - \$3,860 – Roofing Repairs
 - \$3,196 – Plumbing
 - \$2,850 – Drywall Work
 - \$2,542 – Gate Repairs
 - \$2,250 – Asbestos Testing
 - \$1,738 – Bond Renewal
 - \$1,700 – Management Service
 - \$1,551 - Supplies
 - \$1,348 – CPA Services
 - \$1,343 – Pool Services
 - \$1,335 – Termite Services

- \$1,014 – Attorney Services
- \$900 – Carport Metal Brackets
- \$831 – Printing and Postage
- \$804 – Electrical Panel Reimbursement
- \$576 – Water Heater Pump
- \$500 – Pest Control Services
- \$450 – Townhome Downspout
- \$225 – Gym Door Repair
- \$282 – Alarm Services
- \$206 – City Permit for Re-piping
- March 8, 2025, Open Board Minutes

- **COMMITTEE REPORTS**
 - Unit Modification Committee – 960 Lighthouse Way– underlayment and flooring – **Lya Findel presented report**
 - Rules and Regulations Committee – **Discussion held**

- **OFFICER REPORTS**
 - President
 - Preparation for Board Elections Discussion – **Discussion held**
 - Board Discussion
 - Vice-President – **No report**
 - Board Discussion
 - Treasurer
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for February 2025 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the February 2025 SB 2912 document and to authorize the 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 – Two liens to be reviewed – Andy Santamaria moves, Robert Meyer seconds, to approve the preparation of two liens (\$1,453.58 and \$2,598.06) and to authorize the president to sign the form on behalf of the board. Motion passes 4-0-1 with Barbara Lopez being absent.**

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

- **MEETING ADJOURNED – Meeting was adjourned at 10:20 am.**