



Surfside III COA
600 Sunfish Way,
Port Hueneme, CA
93041

805-488-8484
ssiiioffice@gmail.com
website: Surfsideiii.org

JUNE 2025 - 14 page E-NEWSLETTER edition

BOARD MEETINGS: Second Saturday of each month.

- An Executive session meeting is held prior to the Open Session and is open only to elected Board Members for discussion of sensitive matters such as personnel issues or violations.
- **OWNERS OPEN SESSION BOARD MEETING:**

10 A.M. SATURDAY, JUNE 14, 2025

At the **start of the meeting** there is an opportunity for owners to make comments to the Board during the **OPEN FORUM**. 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.

The rest of the meeting is an opportunity for **owners to observe** their Board of Directors conducting business. Unless the Board asks for comments from owners this session is not to be interrupted.

Agenda items are posted 4 days prior to the scheduled meeting on the Clubhouse Bulletin Board and on our website: **Surfsideiii.org: Board Meetings > Agenda**



Meeting will be held simultaneously as a
HYBRID MEETING

Audio Connection: 1-844-854-2222 (Toll free)

Access code: 822680#



Onsite in the
Clubhouse

BRIDGE REPLACEMENT PROJECT

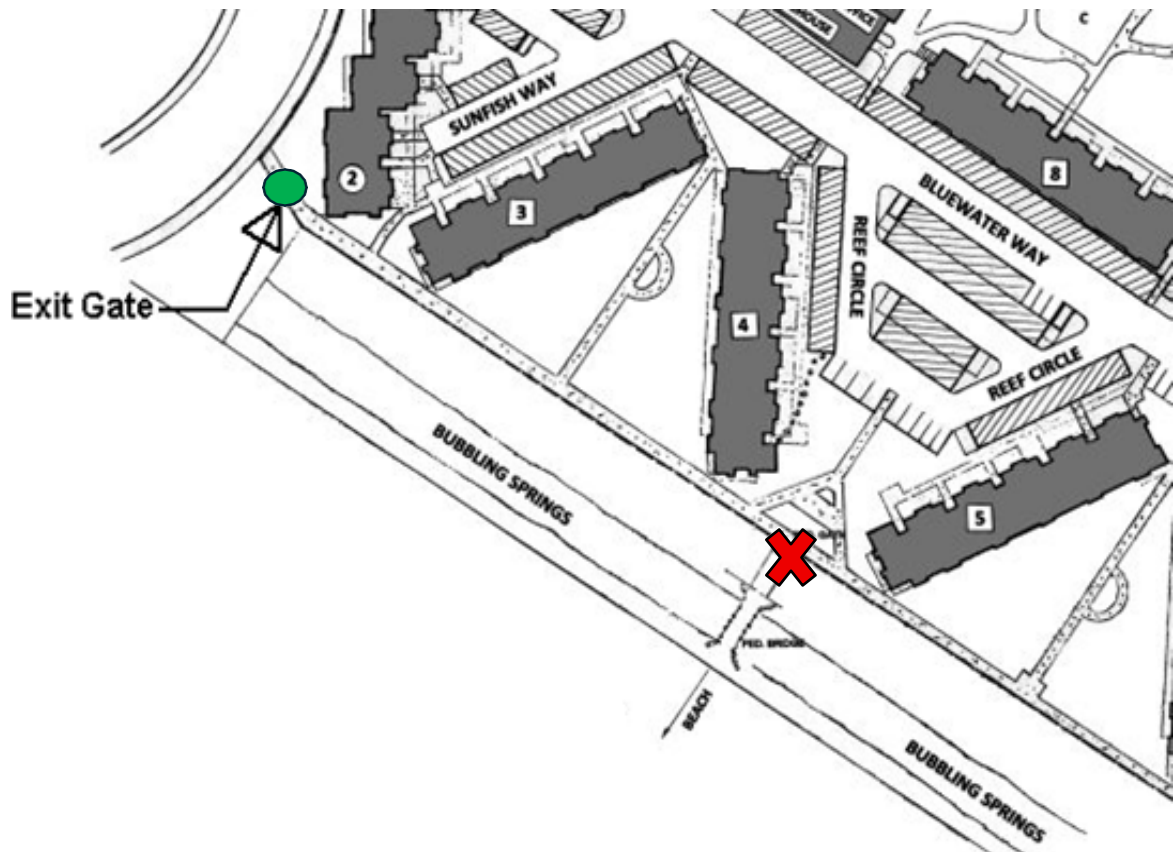


Since Surfside III COA owns the bridge from Surfside III to the beach, its repair and maintenance is our responsibility.

The original plan for the bridge railing replacement project timing was scheduled to avoid impacting access to the beach during the summer months but due to design, bidding, City of Port Hueneme permitting, and purchasing of

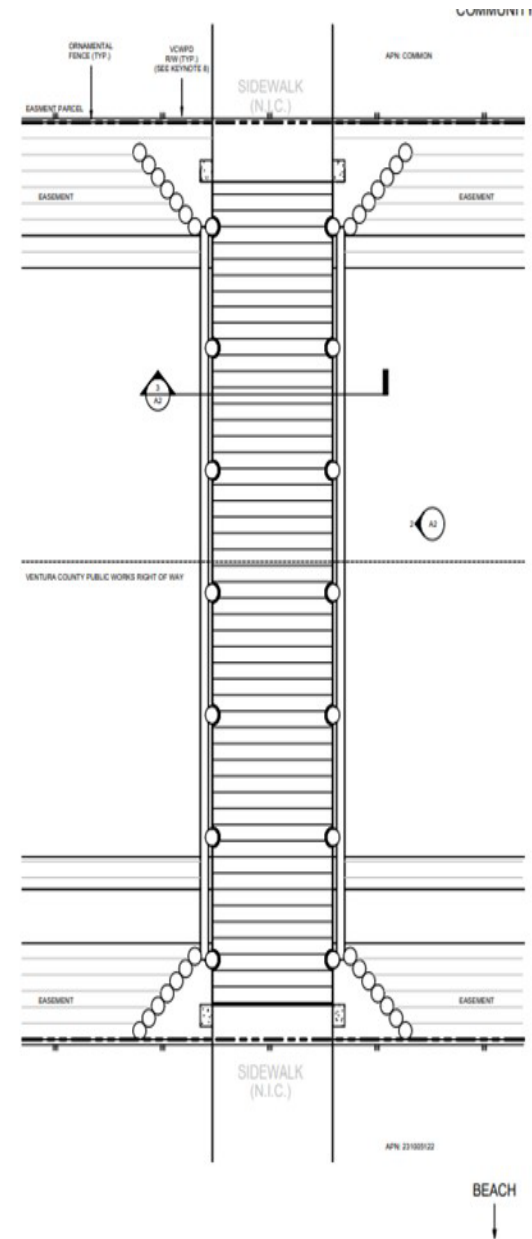
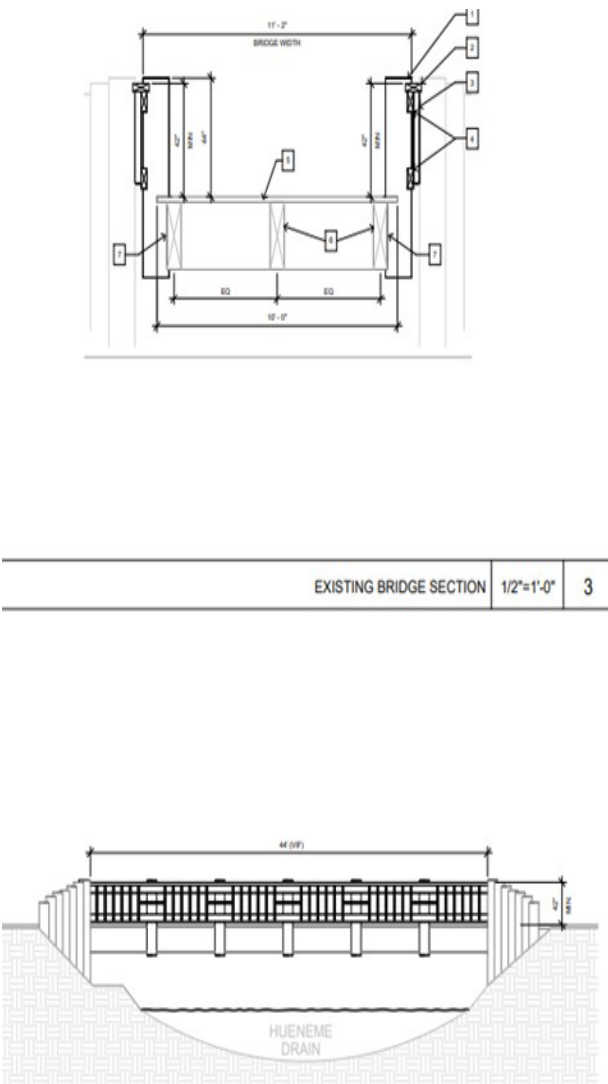
materials issues caused by the recent fires, the schedule now will impact direct access to the beach **starting July 7th**.

During this replacement railing project, the direct bridge access gate will be closed. Residents can exit to the beach through the fence gate adjacent to Surfside Drive.



The contractor provided the following schedule for this 8-week project:

Task ID	Task Description	Task Duration	Start Date	End Date	7/7/2025	7/14/2025	7/21/2025	7/28/2025	8/5/2025	8/12/2025	8/19/2025	8/26/2025
1	Scaffolding Erection	5	7/7/2025	7/11/2025								
2	Bridge Railing Replacement	20	7/14/2025	8/8/2025								
3	Painting & Cleanup	10	8/11/2025	8/22/2025								
4	Scaffolding Breakdown	5	8/25/2025	8/29/2025								



HAPPY HOUR – JUNE 27TH - FRIDAY - 4 TO 7 P.M.

-This event is limited to **current residents** of Surfside III -



Hosted by the Surfside III Welcoming Committee so neighbors can get together for some social time.

Bring your own beverages. Plates, forks, napkins, and name tags will be provided. You don't need to bring an appetizer, but tables will be set up for food if you feel like bringing something to share.

No need to RSVP. Please invite your neighbor.

If you have any questions please contact either Amy Bruder, 602-531-5108 amycbruder@aol.com or Page LaPenn 562-370-7590 pagelapenn@aol.com

ELECTION OF BOARD DIRECTORS

The election of Board Directors will be held on October 11, 2025. There are five volunteer positions for Directors. Board Directors do not get paid or receive any reduction in their dues. Any owner who is interested in becoming a Director is asked to submit a Nomination Form which is attached and is available at www.surfsideiii.org or by requesting that one be sent by sending an email to ssiiioffice@gmail.com or by calling the Surfside III Office. **Nomination forms are to be submitted** to the Surfside III Onsite Office, 600 Sunfish Way, Port Hueneme, CA 93041 **by Noon on July 17, 2025.**



Qualifications of Candidates and Directors

- A. Candidates for election to the Board shall be Owners and Members of the Association, and the Board shall be composed of five (5) persons who shall, at all times, be Members of the Association.
- B. In order to be a candidate for election for Director or any other elected position, such Member, as of the date ballots are distributed:
 - (a) must be current in the payment of Regular and Special assessments ;
 - (b) must not have a joint ownership interest, either directly or indirectly, in the same unit as another candidate or incumbent Director;
 - (c) must have been a Member of the Association for not less than one (1) year;
 - (d) must not have a past criminal conviction that, if elected, would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage.

If title to a Unit is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for

purposes of running for and serving on the Board. Notwithstanding the foregoing, the candidate shall not be disqualified for election for Director for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:

(i) The candidate has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;

(ii) The candidate has entered into a payment plan pursuant to Civil Code §5665.

Furthermore, the Association shall not disqualify the candidate pursuant to this Section 1(b) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.

C. In order to remain qualified to serve on the Board, at all times during such Member's term as a Director, the Member must:

(a) remain current in the payment of Regular and Special assessments;

(b) not enter into a joint ownership interest, either directly or indirectly, in the same unit as another Director;

(c) must remain a Member of the Association;

(d) must not be convicted of a crime that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage.

Notwithstanding the foregoing, the Director shall not be disqualified for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:

(i) The Director has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;

(ii) The Directors has entered into a payment plan pursuant to Civil Code §5665.

Furthermore, the Association shall not disqualify the Director pursuant to this Section 1(c) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.

The Board may declare vacant the seat of any Director who ceases to meet the qualifications for a Director set forth in this Section upon the occurrence of the non-qualifying event, and the Director's seat shall then be deemed vacant in accordance with the Association's Bylaws and/or the Corporations Code.

If you are interested in knowing more about the Board Directors' duties, please contact a present or past Director. The contact information for the current Board Directors can be found on the Surfside website.

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
NOMINATION FORM FOR 2025 BOARD DIRECTOR POSITION**

This form is provided to Surfside III Owners in good standing who wish to include their names in the Election Ballot for the position of Board Director.

NAME:

SURFSIDE III ADDRESS:

EMAIL:

PHONE NUMBER:

MAILING ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

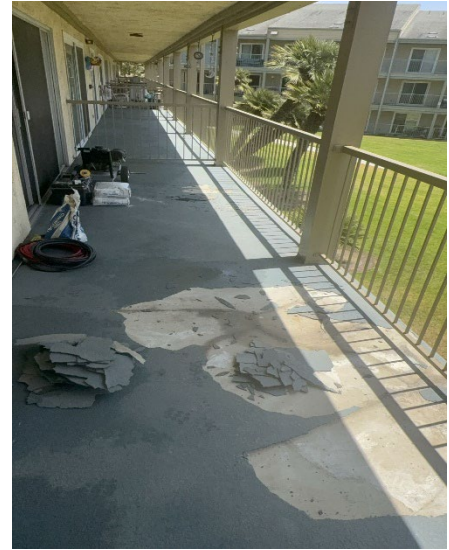
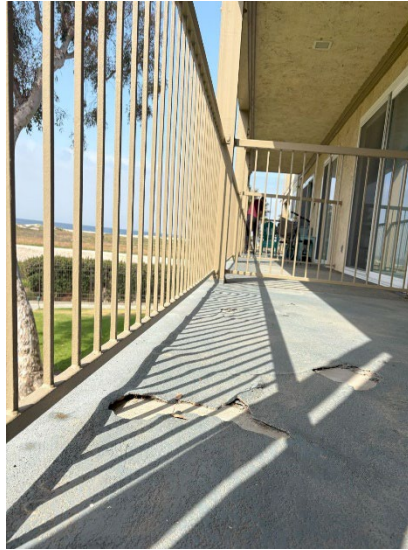
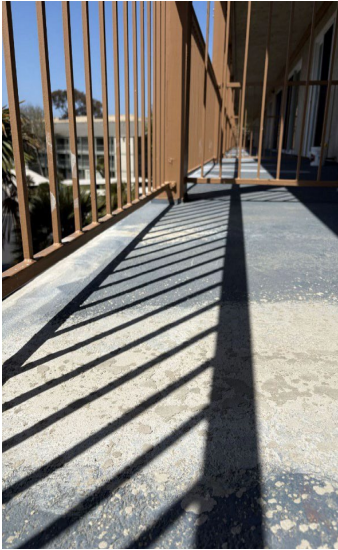
COA GOALS TO BE PROPOSED:

This form must be **received by** the Association by mail, email, or personal delivery by
NOON ON JULY 17, 2025,

Personal delivery or mail to: ONSITE OFFICE, 600 SUNFISH WAY, PORT HUENEME, CA 93041
Or EMAIL : ssiiioffice@gmail.com. Phone : 805-488-8484

BALCONY RENOVATION

A contractor is making good progress in renovating some of the condo building balconies. If your balcony needs attention, please contact the office.



PARTIAL CONDO AND TOWNHOME BUILDING PAINTING

Condo and townhome wood trim painting will begin shortly at some of the structures. The amount of painting performed will be dictated by the funds available and the cost of the work to be done. The areas to be painted will first need to be cleaned. Residents will be notified to clear the work areas by their unit to avoid getting chairs, tables, and potted plants damaged.

SURFSIDE III 50TH ANNIVERSARY GALA

If you have any old photos of Surfside III and would like to share them with the greater community, Amy Bruder amycbruder@aol.com is starting to collect photos in preparation of the proposed "February 2026 - 50th Anniversary Gala".

SURFSIDEIII.ORG

Occasionally our volunteer website guru, Shawn Clark and our Website Coordinator, Lya Findel, revamp our surfsideiii.org website. Currently the website is being revamped to better organize the large volume of previous documents. As always, any questions you may have regarding our website contact Lya Findel at: surfsideiiiLya@gmail.com

RUSTING RAILINGS

Towels, wetsuits, rugs etc. create a moisture barrier and create rust.



Untreated rust areas will eat through the paint and damage the integrity of the railings.





If there is rust on your unit's rails, please notify the office.


PARKING RULE ENFORCEMENT TO COMMENCE

Now that the carports have been painted and parking has returned to normal, Rule 10 which is listed in the Rules and Regulations – Parking and Vehicles, will start being enforced again.

This rule states that parking time allotment in unassigned spaces is **limited to 96 consecutive hours**. After a vehicle has been parked in a parking spot for the allowed period, it cannot park in the same spot within 24 hours of leaving the spot. Notices of violations will be issued, and **towing of vehicles may occur**.

 The designated UNASSIGNED spaces

 Applications for the monthly rental of the reserved **RV PARKING SPACES** may be requested from our onsite office.

 **CARPORT COVERED** spaces are assigned and reserved.



The COA will **TOW VEHICLES** from the **UNASSIGNED AND RV PARKING SPACES** due to violations but will not tow vehicles from carports or garages. The residents assigned carport and garage parking may have vehicles towed that are parked in their parking spots by calling Payless Towing at 805-485-4880.

WATER METER READINGS REPORTED BY THE CITY OF PORT HUENEME

TOWNHOME OVERVIEW

Since each of the 51 townhomes has a personal water meter. This overview is provided for the general public to view.

12 Townhomes used less than 1,500 gallons

12 Townhomes used between 1,500 gallons to 3,000 gallons

17 Townhomes used between 3,000 gallons to 6,000 gallons

7 Townhomes used between 6,000 gallons to 10,000 gallons

3 Townhomes used over 10,000 gallons

CONDO BUILDINGS

Each condo building has one meter. After the City reads the meter to see how much water has been used at that building, the association then divides the water bill equally amongst the number of units in that building.

Building	Gallons – Jan	Gallons – Feb	Gallons –Mar	Gallons – Apr
1	80,036	71,808	77,044	133,892
2	68,068	43,384	52,360	50,116
3	54,604	69,564	51,808	121,924
4	69,564	102,476	89,760	71,808
5	50,116	43,384	40,392	55,352
6	42,636	38,148	36,652	35,904
7	53,108	46,376	45,628	63,580
8	70,312	58,344	50,864	54,604

The method of cost distribution does not consider whether a unit is or is not occupied or only occupied for a short period of time each month, or the number of residents using each individual unit.

To provide a water bill specific to each individual unit in the condo buildings would require that each unit has its own meter, like the townhomes. Since the condo buildings were built with central water heaters, the entire building would need new water lines to provide hot and cold water. At the same time, each unit would need its own water heater. This modification would be too expensive.

FUTURE CITY PROJECT

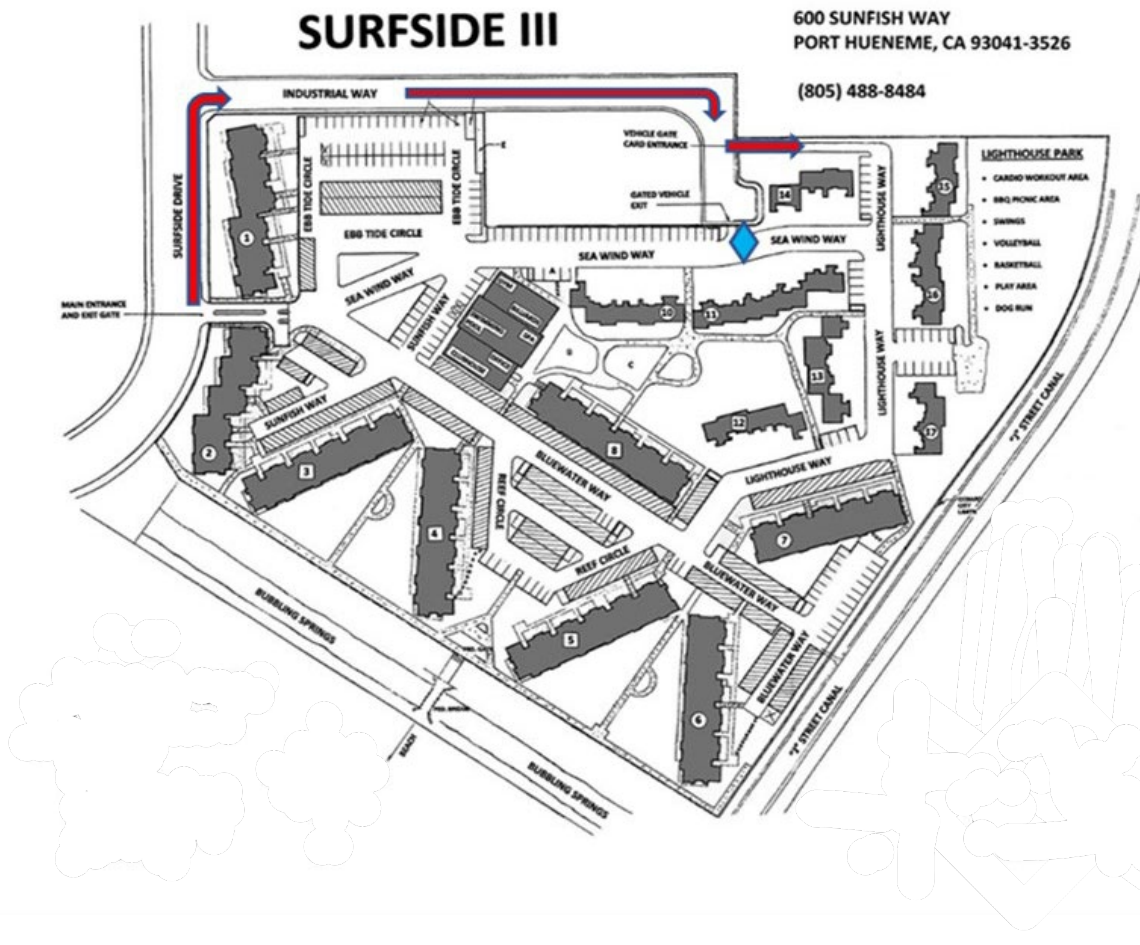


The City's Water Division staff inspected the city's water valves that service the COA. It was determined that the water valve with the **X** shown in the photo below will need to be replaced.

This work may impact the exiting of vehicles through the gate. The **Seawind Way exit gate** to Industrial Way can be used to exit the complex.

Additional information will be provided when the schedule for the work is available.

Industrial Way entrance and **Seawind Way** exit gates



SURVEY AND PARTICIPATION RESULTS

Inspector of Elections: No volunteers. COA will contract with a professional firm to conduct the 2025 director election.

Building Captains: One resident volunteered to be the Building Captain of building 2. Another resident stated that there were already sufficient ways to address residents' issues. Further study of the specific tasks of a building captain is needed.

50-year celebration event planning: Three residents are interested in pursuing this proposal. The three residents will be notified so that they can meet and discuss the specifics of the event.

Parking Restriction Survey: One resident voted to have residents with more than one vehicle park their extra vehicles in the parking lot by building 1. Seven other residents voted against the idea. This proposal will not go forward.

PROPERTY MANAGER MESSAGE TO RESIDENTS

This is a reminder that the Clubhouse is not to be used as a clothing donation center. If residents have garments that they wish to donate, there are other agencies that will accept your clothing donations.

Now that the weather is getting warmer and residents are using the pool and jacuzzi more often, residents/guests are reminded to shower before entering the pool or jacuzzi, and that any food and commercial drinks such as sodas are prohibited in the pool/jacuzzi areas.

If the dryer in your unit is taking longer to dry your clothes, it could mean that the dryer vent in your unit, which is the owner's responsibility, is becoming clogged with lint and will need to be cleaned out.

PORT OF HUENEME



It is not very often that one can see a large freighter at the end of Port Hueneme Road.

ARCHITECTURAL MODIFICATION requiring Board of Directors application approval:



Remodeling, updating, replacement or additions to your townhouse or condo **include but are not limited to:** plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors electrical work, and flooring.

The application form, along with the entire list requiring architectural approval are available on our website under (Documents/Board Policies/Resolutions) and from our onsite office.

If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed, and the site returned to its original condition.

ARCHITECTURE APPLICATION REVIEW TIMELINE:

Architectural Applications will be reviewed and acted upon at the monthly COA Board meeting if the application is submitted **prior to 8 days before the scheduled meeting.**

Unit Modification Committee, currently comprised of two Directors, Barbara Lopez and Lya Findel, are authorized to approve/deny the following items without waiting for the next scheduled board meeting: Sliding glass doors, Window installation, Installation of floors over approved underlayment for the 2nd & 3rd floor condo units and Installation of approved security/screen doors.

ASBESTOS LAW:

The following rules in whole or in part are applicable to owners and operators. Any demolition or renovation activity and the associated disturbance of asbestos containing material. Prior to work commencing, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing any renovation in your unit the law states the following: Rule 1403. Asbestos emissions from demolition/renovation activities (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A)Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal, and land filing requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate. warning labels, signs and labels.

SURFSIDE III BOARD OF DIRECTORS

President: Andy Santamaria andres.santamaria@surfsideiii.com

Vice-President: Lya Findel surfsideiiiLya@gmail.com

Treasurer: Bruce Kulpa bkulpa.surfsideiii@gmail.com

Secretary: Barbara Lopez hoablssiii@gmail.com

Director: Robert Meyer bobmeyers3@yahoo.com

CLUBHOUSE

ON-SITE PROPERTY MANAGER: Monica Martinez ssiiioffice@gmail.com

1-805-488-8484 OFFICE HOURS: Monday through Friday 8a.m. to 4:30 p.m.

Purchase of the following can be handled during posted office hours.

- gate responder,
- keycard for accessing the Clubhouse
- key to bicycle room storage
- master key to: pedestrian gates, gym room and elevators

KEYCARD HOLDERS MAY USE THE CLUBHOUSE FACILITY



7 days a week between the hours of 6:00a.m. until 8:30p.m.

Everyone must vacate the clubhouse by 8:45p.m.

LORDON PROPERTY MANAGEMENT

Handles all, escrow, insurance, and collections matters. 1275 Center Court Drive, Covina, CA 91724 manager@surfsideiii.com 1-800-729-5673

CALL 911 FOR LIFE-THREATING EMERGENCIES

After hours-**NON-LIFE THREATENING** -campus property emergency number: 1-626-967-7921

Surfsideiii COA Newsletter may be viewed at: Surfsideiii.org

- Posted on the bulletin board in Clubhouse
- By emailing ssiiioffice@gmail.com and requesting that the monthly e-Newsletter be sent to the email address you have submitted.
- Mailing a request to: Surfsideiii COA, 600 Sunfish Way, Port Hueneme, CA 93041

The Surfside III Condominium Owners Association, or as often referred to as the Surfside III COA, or Surfside III, is not responsible for the content and accuracy of any information provided by owners or third parties. Starting 10/2023 the newsletter will no longer print events not sponsored by Surfside III COA. The association, the Editors and its Board of Directors, will not accept any liability for any direct, indirect, incidental, special, or consequential damages that result from or are related to material submitted by the owners or other third parties.

By submitting any material for publication in the Surfside III COA newsletter to the listed contacts below, all individuals agree to indemnify, defend, and hold the association, its officers, directors, editors, members, representatives, managers, and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits arising out of or related in any way to their material published in this newsletter.

Questions related to the content of the newsletter may be addressed to the following and will be responded to in a timely manner:

Andy Santamaria: A67sand@aol.com and/or Lya Findel: SurfsideiiiLya@gmail.com