

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING MINUTES  
SATURDAY, MAY 10, 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** 10:03 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 – **Scheduled Absence**

**EXECUTIVE SESSION SUMMARY – Board discussed violations for two units and approved the April 12, 2025, Executive Board Meeting Minutes.**

**GUEST/PRESENTATION**

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Barbara Lopez seconds, to approve the Consent Agenda. Motion passes 4-0-1 with Robert Meyer being absent.**
  - Expenditures (sample)
    - \$39,914 – Carport painting
    - \$7,693 – Roof Repairs
    - \$7,280 – Landscaping Service
    - \$5,820 – Bridge Railing Design
    - \$5,819 – Elevator Service
    - \$4,800 – Condo Main Sewer Line Cleaning (4 buildings)
    - \$2,409 – Condo Bldg Drain System
    - \$2,070 – Termite Service
    - \$1,884 – Fire Alarm Monitoring Service
    - \$1,700 – Management Fee
    - \$1,202 – Workers Comp Ins Premium
    - \$1,125 – Tree Planting (3 trees)
    - \$1,010 – Condo Bldg Step Repairs
    - \$944 – Pool Service
    - \$876 – Gate Repair
    - \$500 – Pest Control
    - \$455 – Electrical Work
    - \$325 – Electrical Panel in Utility Room
    - April 12, 2025, Open Board Minutes

- **COMMITTEE REPORTS**
  - Unit Modification Committee – **Barbara Lopez presented a report:** 912 Lighthouse Way– underlayment and flooring; 968 Lighthouse Way – windows and sliders; 842 Bluewater Way – flooring and underlayment; 604 SFW – flooring over existing underlayment
  - Rules and Regulations Committee – **Amy Bruder 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 March 2025 – **Andy Santamaria moves, Barbara Lopez seconds, to approve the SB 2912 document for March 2025 and to authorize the President to sign the report on behalf of the board. Motion passes 4-0-1 with Robert Meyer being absent.**
  - Secretary – **No Report**
    - Board Discussion
  - Director – **No Report**
    - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**
- **LIENS - None**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, June 14, 2025.
- **MEETING ADJOURNED** – Meeting adjourned at 10:07 am.