

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING MINUTES  
SATURDAY, JUNE 14, 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**  
Barbara Lopez – Secretary – **Excused Absence**  
Robert Meyer – Director - **Present**

**EXECUTIVE SESSION SUMMARY** – The board approved adding an earthquake insurance proposal to the agenda, approved the May 10, 2025, Executive Board Meeting Minutes, approved a one-year \$87,360.00 landscaping contract extension to Garcia's Landscaping Maintenance, approved a \$2,365.00 agreement with The Inspectors of Election to conduct the 2025 director's election, and approved paying a \$169,668.38 yearly earthquake Insurance premium issued by the Segal Insurance Agency for COA earthquake damage coverage.

**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)
  - \$41,370 – Carport painting
  - \$22,870 – Condo Balcony Repairs
  - \$13,350 – Insurance Premium
  - \$11,130 – Bridge Railing Project Material
  - \$7,280 – Landscaping Service
  - \$6,160 – Roof Repairs
  - \$5,400 – Electrical Panel Covers
  - \$5,000 – Gutter Cleaning
  - \$2,400 – Hydro Jet Two Condo Building Main Sewer Lines
  - \$2,170 – Building 4 Unit Sign
  - \$2,150 – Condo Buildings Stairway Step Repairs
  - \$1,801 – Bridge Railing Project Permit Processing
  - \$1,700 – Management Services
  - \$1,660 – Termite Services
  - \$1,500 – Water Line Leak Repair Under Slab
  - \$1,202 – Workers' Compensation Insurance Premium
  - \$1,000 – Drywall Repair
  - \$810 – Plumbing Repairs

- \$675 – Irrigation Valves
- \$500 – Pest Control Service
- \$410 – Gravel Supplies
- \$340 – CAI Dues
- May 10, 2025, Open Board Minutes

- **COMMITTEE REPORTS**

- Rules and Regulations Committee – D: Balconies and Patios – **Discussion held**

- **OFFICER REPORTS**

- President
  - Townhome Wood Trim Painting – **Discussion held**
  - Review of Draft Employee Handbook – **Andy Santamaria moves, Lya Findel seconds, to approve the revised COA’s employee handbook. Motion passes 4-0-1 with Barbara Lopez being absent.**
  - Board Discussion
- Vice-President – **No discussion**
  - Board Discussion
- Treasurer
  - Financial Discussion – **Discussion held**
  - Board Approval of Association Finances – SB 2912 for April 2025 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 document for April 2025 and to authorize the President to sign the form on behalf of the board. Motion passes 4-0-1 with Barbara Lopez being absent.**
- Secretary – **No discussion**
  - Board Discussion
- Director
  - Board Discussion – **Robert Meyer commented on a Community Association Institute article on the use of potable water for COA landscaping areas.**

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, July 12, 2025.

- **MEETING ADJOURNED** – Meeting was adjourned at 11:14 am.