

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING WILL BE HELD  
SATURDAY, JULY 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** 10:00 am
  - Andy Santamaria - President
  - Lya Findel – Vice-President
  - Bruce Kulpa – Treasurer
  - Barbara Lopez – Secretary
  - Robert Meyer – Director

**EXECUTIVE SESSION SUMMARY**

**GUEST/PRESENTATION**

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
- **CONSENT AGENDA**
  - Expenditures (sample)
    - \$36,120 – Balcony Repairs
    - \$26,721 – Bridge Railing Project
    - \$18,526 – EQ. Insurance Premium
    - \$12,069 – Townhome Fascia Painting
    - \$7,310 – Landscaping Service
    - \$4,430 – Roof Repairs
    - \$3,412 – Front Gate Repair
    - \$3,307 – Attic Valve Replacements
    - \$3,205 – Tree Trimming
    - \$1,762 – Plumbing Service
    - \$1,700 – Management Fee
    - \$1,590 – Damaged Vehicle Repair
    - \$1,265 – Small Retaining Wall Installation
    - \$1,120 – Pool Service
    - \$1,040 – Termite Service
    - \$875 – Reserve Study Fee
    - \$850 – Electrical Panel
    - \$731 – Security Alarm Service
    - \$510 – Electrical Service
    - June 14, 2025, Open Board Minutes
- **COMMITTEE REPORTS**
  - Rules and Regulations Committee – D: Balconies and Patios

- **OFFICER REPORTS**
  - President
    - Discussion on Violation Enforcement including Short Term Rentals
    - Reserve Study Discussion/Approval
    - Preliminary Budget Discussion
    - Board Discussion
  - Vice-President
    - Board Discussion
  - Treasurer
    - Financial Discussion
    - Board Approval of Association Finances – SB 2912 for May 2025
  - Secretary
    - Board Discussion
  - Director
    - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
  - **614 Sunfish Way** – Building 2 1<sup>st</sup> floor – furnace replacement request
  - **795 Seawind Way** – townhome – folding patio doors installation
- **LIENS**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, August 9, 2025.
- **MEETING ADJOURNED**