

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
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 - **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 discussed unit violations with two owners, a Late Fee Review Committee Report was presented, employee recognition was discussed, and the June 14, 2025, Executive Board Meeting Minutes were approved.

GUEST/PRESENTATION - None

- **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)
 - \$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 – **Amy Bruder presented a report.**
- **OFFICER REPORTS**
 - President
 - Discussion on Violation Enforcement including Short Term Rentals – **Discussion held.**
 - Reserve Study Discussion/Approval – **Andy Santamaria moves, Robert Meyer seconds, to approve the Reserve Study with an end date of 12.31.25. Motion passes 4-0-1 with Barbara Lopez being absent.**
 - Preliminary Budget Discussion – **Discussion held.**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **Bruce Kulpa presented a report.**
 - Board Approval of Association Finances – SB 2912 for May 2025 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 document for May 2025, 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**
 - **614 Sunfish Way** – Building 2 1st floor – furnace replacement request – **Andy Santamaria moves, Robert Meyer seconds, to approve the furnace replacement installation. A City permit will be required. Motion passes 4-0-1 with Barbara Lopez being absent.**
 - **795 Seawind Way** – townhome – folding patio doors installation – **Bruce Kulpa moves, Lya Findel seconds, to approve the installation of folding patio doors. Since the doors were installed prior to COA approval, the owner is responsible for any concerns arising from their installation. Motion passes 4-0-1 with Barbara Lopez being absent.**
- **LIENS - None**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, August 9, 2025.
- **MEETING ADJOURNED** – Meeting was adjourned at 10:55 am.