

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING WILL BE HELD  
SATURDAY, AUGUST 9, 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)
    - \$27,329 – Bridge Railing Project
    - \$26,950 – Townhome Wood Painting
    - \$14,366 – EQ. Insurance Premium
    - \$13,350 – Fire Insurance Premium
    - \$10,875 – Director's and Officer's Premium
    - \$10,140 – Balcony Repair
    - \$7,685 – ½ Cost of Elevator Repair for one elevator
    - \$7,280 – Landscaping Service Fee
    - \$5,819 – Elevator Service Fee
    - \$5,250 – Gate and Fence Painting
    - \$5,176 – Carport Numbers
    - \$3,437 – Taxes
    - \$2,450 – Raccoon Removal
    - \$1,884 – Fire Alarm Service
    - \$1,700 – Management Fee
    - \$1,600 – Welding Service
    - \$1,546 – Postage and Mailing
    - \$1,504 – Pool Service
    - \$1,430 – Roof Repair
    - \$1,394 – Gate Repair
    - \$975 – Clubhouse Carpet Cleaning
    - \$673 – Ventura County Pool Permit
    - \$650 – Termite Service

- \$500 – Pest Control Service
- \$495 – Attorney Fee
- \$300 – Beekeeper
- \$244 – Website Yearly Fee
- \$188 – Plumbing
- July 12, 2025, Open Board Minutes

- **COMMITTEE REPORTS**

- **OFFICER REPORTS**

- President
  - Update on Violation Enforcement Process
  - Discussion on establishment of a Violations Committee
  - Discussion on establishment of Internal Dispute Resolution Committee
  - Board Discussion
- Vice-President
  - Board Discussion
- Treasurer
  - Financial Discussion
  - Board Approval of Association Finances – SB 2912 for June 2025
- Secretary
  - Board Discussion
- Director
  - Board Discussion

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**

- **LIENS**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, September 13, 2025.

- **MEETING ADJOURNED**