

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING MINUTES  
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** 10:05 am
  - Andy Santamaria – President - **Present**
  - Lya Findel – Vice-President – **Present by Phone**
  - Bruce Kulpa – Treasurer - **Absent**
  - Barbara Lopez – Secretary - **Present**
  - Robert Meyer – Director - **Present**

**EXECUTIVE SESSION SUMMARY** – A Worker's Compensation contract was added to the agenda, board discussed a violation with one owner, a repair assessment with another owner, and a unit repair process with another owner, an employee action was presented, board approved the July 12, 2025, Executive Board Meeting Minutes, a \$173,852.00 insurance policy was approved, the board authorized seeking attorney assistance for the enforcement of rules at a cost of \$750.00 plus additional fees based on services rendered, and the board approved the \$11,318.00 worker's compensation insurance fee.

**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 Bruce Kulpa being absent.  
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 - None**
  
- **OFFICER REPORTS**
  - President
    - Update on Violation Enforcement Process – **Presentation made.**
    - Discussion on establishment of a Violations Committee
    - Discussion on establishment of Internal Dispute Resolution Committee
    - Board Discussion
  - Vice-President - **None**
    - Board Discussion
  - Treasurer
    - Financial Discussion – **Report presented by President**
    - Board Approval of Association Finances – SB 2912 for June 2025 – **Andy Santamaria moves, Barbara Lopez seconds, to approve the SB2912 document for June 2025 and to authorize the President to sign the report on behalf of the board. Motion passes 4-0-1 with Bruce Kulpa being absent.**
  - Secretary - **None**
    - Board Discussion
  - Director - **None**
    - Board Discussion
  
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**
  
- **LIENS - None**
  
- **NEXT MEETING** – The next meeting will be held at 10:00 am, September 13, 2025.
  
- **MEETING ADJOURNED** – Meeting was adjourned at 10:35 am.

9. Santamaria 9/13/25