

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING WILL BE HELD
SATURDAY, SEPTEMBER 13, 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
 - Secretary - Vacant
 - Robert Meyer – Director

EXECUTIVE SESSION SUMMARY

GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
- **CONSENT AGENDA**
 - Expenditures (sample)
 - \$32,540 – Townhome Wood Trim Painting
 - \$14,775 – GL Insurance Premium
 - \$7,446 – Landscaping Service
 - \$4,366 – Plumbing
 - \$3,183 – WC Insurance Premium
 - \$2,923 – Condo Rail Painting
 - \$2,849 – Drywall
 - \$2,453 – Elevator Phone (1/2 Pmt)
 - \$2,364 – Condo Balcony Repairs
 - \$2,326 – Taxes
 - \$2,230 – Roof Repairs
 - \$2,169 – Termite Service
 - \$1,945 – Attorney Fees
 - \$1,850 – Tree Trimming
 - \$1,800 – CPA
 - \$1,700 – Management Fee
 - \$1,089 – Pool Service
 - \$983 – Bridge Rail Project
 - \$585 – Electrical Repairs
 - \$510 – Pest Control
 - \$326 – Printing/Postage
 - \$325 – Gate Repairs
 - \$263 – Supplies

- \$110 – Gym Equipment Maintenance
- August 9, 2025, Open Board Minutes
- **COMMITTEE REPORTS**
 - Budget Committee – 2026 Budget Discussion
 - Unit Modification Committee – **806 Bluewater Way** – Vinyl flooring and underlayment
- **OFFICER REPORTS**
 - President
 - Arborist Tree Report including Tree Removals and Treatment
 - Violation Fine Schedule
 - Gate Repairs
 - Board Discussion
 - Vice-President
 - Board Discussion
 - Treasurer
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for July 2025
 - Secretary
 - Board Discussion
 - Director
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **637 Sunfish Way** – Building 3, 1st floor, request to install a balcony screen along the rails.
- **LIENS**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, October 11, 2025.
- **MEETING ADJOURNED**