

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
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 - **Present**
Lya Findel – Vice-President – **Present by phone**
Bruce Kulpa – Treasurer – **Present by phone**
Secretary - Vacant
Robert Meyer – Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed a unit repair cost reimbursement and approved the August 9, 2025, Executive Meeting Agenda Minutes.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Robert Meyer seconds, to add a 759 Reef Circle architectural application to the agenda. Motion passes 4-0.**
- **CONSENT AGENDA -Andy Santamaria moves, Lya Findel seconds, to approve the Consent Agenda. Motion passes 4-0.**
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 – **Purna Pai, Budget Committee Chair, presented the 2026 budget. Andy Santamaria moves, Robert Meyer seconds, to approve the submitted 2026 budget. Motion passes 4-0.**
- Unit Modification Committee – **806 Bluewater Way** – Vinyl flooring and underlayment – **Lya Findel stated that the 806 Bluewater Way application had been approved.**

- **OFFICER REPORTS**

- President
 - Arborist Tree Report including Tree Removals and Treatment – **Andy Santamaria presented the Arborist Tree Report. Andy Santamaria moves, Lya Findel seconds, to award a \$11,100 tree removal for four trees contract to LNS Tree Service. Motion passes 4-0.**
 - Violation Fine Schedule – **Discussion held.**
 - Gate Repairs – **Discussion held.**
 - Board Discussion
- Vice-President – **No Report**
 - Board Discussion
- Treasurer
 - Financial Discussion – **Bruce Kulpa presented a Financial Report.**
 - Board Approval of Association Finances – SB 2912 for July 2025 **Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 document for July 2025, and to authorize the President to sign the document on behalf of the board. Motion passes 4-0.**
- Secretary
 - Board Discussion
- Director – **No Report**
 - Board Discussion

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

- **637 Sunfish Way** – Building 3, 1st floor, request to install a balcony screen along the rails. **Andy Santamaria moves, Robert Meyer seconds, to approve the installation of a balcony screen. Motion passes 4-0.**
- **759 Reef Circle (added item)** – Building 5, 3rd floor, request to install a new heater and associated air ducting. **Andy Santamaria moves, Lya Findel seconds, to approve the installation of a replacement furnace and associated air ducting with the condition that no additional ducting for the bathrooms be installed in the building 5 attic space. Motion passes 4-0.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, October 11, 2025.

- **MEETING ADJOURNED** – Meeting was adjourned at 11:05 am.