

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING WILL BE HELD
SATURDAY, OCTOBER 11, 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** Following Annual Member Meeting
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)
 - \$14,823 – Townhome Wood Trim Painting
 - \$14,366 – EQ Insurance Premium
 - \$12,889 – Plumbing
 - \$7,967 – WC Insurance Premium
 - \$7,430 – Landscaping Services
 - \$3,200 – Block Wall Repairs
 - \$3,026 – Exit and Entrance Gate Repairs
 - \$2,125 – Arborist Services
 - \$1,760 – Landscape Supplies
 - \$1,702 – Electrical Services
 - \$1,700 – Management Services
 - \$1,400 – Fire Alarm Testing Services
 - \$1,203 – Pool Service
 - \$1,106 – Attorney Services
 - \$620 – Termite Services
 - \$510 – Pest Control Services
 - \$500 – Tree Trimming
 - \$283 – Printing and Postage
 - \$282 – Dial Security
 - \$260 – Bridge Permit Services
 - September 13, 2025, Open Board Minutes

- **COMMITTEE REPORTS**
 - Unit Modification Committee – **550 Ebbtide Circle** – Screen Door; **624 Sunfish Way** – Security Door; **628 Sunfish Way** – flooring with underlayment
- **OFFICER REPORTS**
 - President
 - Inoperable Elevator Process
 - Front Gate Discussion
 - Board Discussion
 - Vice-President
 - Board Discussion
 - Treasurer
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for August 2025
 - Secretary
 - Board Discussion
 - Director
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **566 Ebbtide Circle** – Building 1, 1st floor, request to install gate for patio
 - **764 Seawind Way** – Townhome, request to replace 4' high wood patio fence with 6' high wood patio fence.
- **LIENS**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, November 8, 2025.
- **MEETING ADJOURNED**

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.

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION INC.

600 Sunfish Way Port Hueneme, CA 93041

APPLICATION FOR ARCHITECTURAL MODIFICATION

NAME: PAUL PICERNI HOME PHONE: 818 970-2340
ADDRESS: 550 EBBTIDE Cn EMAIL: PPICERNI@Juno.com
WORK PHONE: _____ CELL PHONE: 818-970-2340
UNIT LOCATION: ☐ Townhome or ☐ Condo Building Number ☐ 1st Floor ☐ 2nd Floor or ☒ 3rd Floor
MODIFICATION FOR THE PURPOSE OF New Front Screen Door
36" BLACK (TAHOE)

Unit improvement standards are listed on both websites and include but are not limited to the following

- * plumbing (Ace Durallo).
- * condo security and screen doors and locks.
- * first floor patio wrought iron gates.
- * replacement windows and doors.
- * condo and balcony screen wire.
- * hard floor sound flooring (for 2nd and 3rd floor condo units).
- * paint palette.
- * privacy lattice.
- * satellite dishes.
- * townhouse gate locks.

SurfSide III COA websites

www.SurfSideIII.com

SurfSideIII.org

Any exceptions must be approved specifically by the Board

ANTICIPATED STARTING DATE: OCT. 15 2025
Licensed Contractor/Company to be used: FRIEDLEY'S GLASS Homeowner: PAUL PICERNI
One (1) COPY OF THE FOLLOWING INFORMATION SHOULD BE ATTACHED: LIC # 604482

1. Description of improvement (include dimensions, materials to be used, color, size of frame for windows, etc).
2. Location of improvement with dimension. Identify Existing improvement.
3. Sound barrier specifications for new non-carpet floor on 2nd and 3rd condo floors.
4. Product sample (i.e. floor sample and underlayment sample)
5. Copy of City permit (where applicable)

This approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted.

Any and all proposed modifications, installations or construction, interior or exterior must not alter existing construction design or the function thereof.

Any work done in an owner's unit or on the common property shall be subject to all existing State, City, County, and Association laws, ordinances and regulations and subject to all Association guidelines, covenants, conditions and restrictions. ~~Any work done in an owner's unit or on the common property shall be subject to all existing State, City, County, and Association laws, ordinances and regulations and subject to all Association guidelines, covenants, conditions and restrictions.~~ If the proposed modifications are to be done by anyone other than the owner, the party doing the work must be a licensed contractor.

All work will be subject to inspection by the Association. The owner, together with the contractor, will be held responsible for any deviations of the above and will be required to make any necessary corrections at the owner's expense. Approval by the Association shall not be deemed to be approval of the quality of work or of the work to be performed for the purpose of creating any potential liability to the Association derived from the quality, method or manner in which the work is done or for the proposed materials to be installed. The Association makes no representations by any approval or otherwise that the proposed modifications are fit for the intended purposes or that they will in fact serve to properly perform their intended purpose.

By execution and acceptance of this Application, and the terms and conditions hereof, the owner acknowledges that he/she has been advised that the above installation, when completed, forming part of the common elements, will not be subject of any insurance coverage by the Association.

Owner hereby acknowledges that the responsibility to repair and maintain the above installation is the responsibility of the present and future owner.

Owner, by the execution and acceptance of this Permit has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association from all obligations, controversies, suits, actions, causes of actions, trespasses, variances, damages, claims or demands, in law or in equity, which against the said Association the resident ever had, now has or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation & cutting in any manner whatsoever.

If the Committee or the Board approves this request, I (we) accept this approval upon the terms and conditions set forth which have been fully read by me (us). I (We) also have checked the website, and this modification meets any posted standards. The requirements of those standards are addressed in this application.

OWNER'S SIGNATURE: _____

DATE: 9.27.2025

Application may be returned if any of the above information is missing or if the request is unclear.

Please deliver the completed signed form to the on-site office or send by mail or e-mail to smiloffc@gmail.com

COMMITTEE DECISION

DATE 09/30/2025 ☒ APPROVED ☐ CONDITIONAL APPROVAL ☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL: Screen door description as submitted meets our current requirements.

SIGNATURE: _____

09/30/2025

Committee Chairperson

BOARD OF DIRECTORS DECISION

☐ APPROVED

☐ CONDITIONAL APPROVAL

☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL: _____

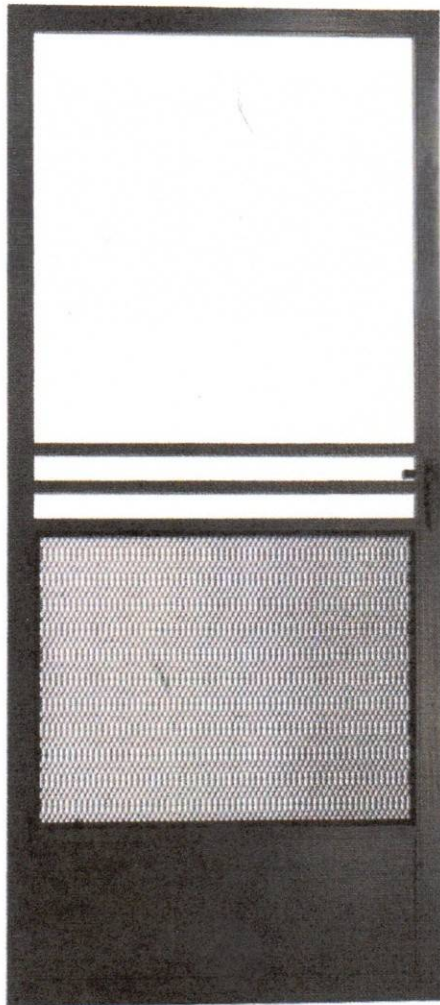
SIGNATURE: _____

DATE: _____

TITLE: _____

active

6900 - Tahoe (Z)



SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC
600 Sunfish Way, Port Hueneme, CA 93041 Phone: 805-488-8484 Fax: 805-488-4904
Website: Surfsideiii.org Email: ssiiioffice@gmail.com

APPLICATION FOR ARCHITECTURAL MODIFICATION

NAME: Marlon Moss HOME PHONE: ()
ADDRESS: _____ EMAIL: marlonmoss1@aol.com
WORK PHONE: () CELL PHONE: (805) 377-6216
UNIT LOCATION: ☐ Townhome or ☐ Condo Building Number 2 ☐ 1st Floor ☐ 2nd Floor or ☒ 3rd Floor
SURFSIDE III UNIT STREET ADDRESS 624 Sunfish Way
LISTING OF MODIFICATION(S) REQUESTED: Install Black security door
and Black door lock

Unit Improvement standards are listed on our website and include but are not limited to the following:

- | | |
|--|--------------------|
| *plumbing, | * paint palette |
| *condo security and screen doors and locks, | * privacy lattice |
| *first floor patio wrought iron gates, | * satellite dishes |
| *replacement windows and doors | * townhouse gate |
| *condo and balcony screen wire | locks |
| *hard floor sound flooring (for 2 nd and 3 rd floor condo units) | |

Any exceptions must be approved specifically by the Board.

ANTICIPATED STARTING DATE: ASAP
Licensed Contractor/Company to be used: Get It Done Inc Homeowner: _____

One (1) COPY OF THE FOLLOWING INFORMATION SHOULD BE ATTACHED:

1. Description of improvement (include photo of product for windows or exterior door replacements, dimensions, materials to be used, color, size of frame for windows, etc).
2. Location of improvement with dimension. Identify Existing improvement.
3. Sound barrier specifications for new non-carpet floor on 2nd and 3rd condo floors
4. Product sample (i.e. floor sample and underlayment sample)
5. Copy of City permit (where applicable)

This approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted.

1. Any and all proposed modifications, installations or construction, interior or exterior, must not alter existing construction design or the function thereof.
2. Any work done in an owner's unit or on the common property shall be subject to all existing State, City, County, and Association laws, ordinances and regulations and subject to all Association guidelines, covenants, conditions and restrictions, resolutions, rules and regulations.
3. If the proposed modifications are to be done by anyone other than the owner, the party doing the work must be a licensed contractor.
4. All work will be subject to inspection by the Association. The owner, together with the contractor, will be held responsible for any deviations of the above and will be required to make any necessary corrections at the owner's expense. Approval by the Association shall not be deemed to be approval of the quality of work or of the work to be performed for the purpose of creating any potential liability to the Association derived from the quality, method or manner in which the work is done or for the proposed materials to be installed. The Association makes no representations by any approval or otherwise than the proposed modifications are fit for the intended purposes or that they will in fact serve to properly perform their intended purpose.
5. By execution and acceptance of this Application, and the terms and conditions hereof, the owner acknowledges that he/she has been advised that the above installation, when completed, forming part of the common elements, will not be subject of any insurance coverage by the Association.
6. Owner hereby acknowledges that the responsibility to repair and maintain the above installation is the responsibility of the present and future owner.
7. Owner, by the execution and acceptance of this Permit has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association from all obligations, controversies, suits, actions, causes of actions, trespasses, variances, damages, claims or demands, in law or in equity, which against the said Association the resident ever had, now has or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation occurring in any manner whatsoever.

If the Committee or the Board approves this request, I (we) accept this approval upon the terms and conditions set forth which have been fully read by me (us). I (We) also have checked the website, and this modification meets any posted standards. The requirements of those standards are addressed in this application for the property in Surfside III COA at:

OWNER'S SIGNATURE: _____

DATE: 09/27/29

Application may be returned if any of the above information is missing or if the request is unclear.

Please deliver the completed signed form to the on-site office or send by mail or e-mail to: ssiioffice@gmail.com

COMMITTEE DECISION

DATE: 9/30/2025

☒

APPROVED

☐

CONDITIONAL APPROVAL

☐

DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL Submission for security screen door and black security screen door lock meet our current requirement.

SIGNATURE: _____

Committee Chairperson - Lya Findel

BOARD OF DIRECTORS DECISION

☐

APPROVED

☐

CONDITIONAL APPROVAL

☐

DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL: _____

SIGNATURE: _____

DATE: _____

TITLE: _____

APPLICATION FOR ARCHITECTURAL APPROVAL OF **HARD-SURFACE FLOORING INSTALLATION**

NAME: Susan Bradley
ADDRESS: 628 Sunfish Way EMAIL: _____
HOME PHONE: (805) 843-0291 CELL PHONE: (____) _____
UNIT LOCATION: ☐ Townhome or ☒ Condo Building Number 2 ☐ 1st Floor ☒ 2nd Floor or ☐ 3rd Floor
SURFSIDE III UNIT STREET ADDRESS: 628 Sunfish Way

List of **REQUIRED** information for consideration of installation of new hard-surface flooring and underlayment.

SAMPLES of **BOTH UNDERLAYMENT** and **FLOORING** must be provided for consideration for installation.

Name of proposed flooring: Vellictre Gemstone Collection
Material composition of proposed new flooring: Vinyl
10mm
Name of proposed underlayment for new flooring installation: 6010 10 mm
Product underlayment soundproof specifications: _____
Thickness of proposed underlayment padding: 10mm
Proposed area(s) which underlayment will be installed: Bathroom/Kitchen

I understand and **AGREE** that **INSPECTION** and signed **APPROVAL** of installation of underlayment material authorized by a Surfside III representative must occur **PRIOR to hard-surface product INSTALLATION** or hard-surface installation will need to be removed at owner's expense for proper inspection of underlayment.

ANTICIPATED STARTING DATE: 9/30/25
Licensed Contractor/Company to be used: 871093 Homeowner: _____

This approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted.

1. All proposed modifications, installations or construction, interior or exterior, must not alter existing construction design or the function thereof.
2. Any work done in an owner's unit or on the common property shall be subject to all existing State, City, County, and Association laws, ordinances and regulations and subject to all Association guidelines, covenants, conditions and restrictions, resolutions, rules and regulations.
3. If the proposed modifications are to be done by anyone other than the owner, the party doing the work must be a licensed contractor.
4. All work will be subject to inspection by the Association. The owner, together with the contractor, will be held responsible for any deviations of the above and will be required to make any necessary corrections at the owner's expense. Approval by the Association shall not be deemed to be approval of the quality of work or of the work to be performed for the purpose of creating any potential liability to the Association derived from the quality, method or manner in which the work is done or for the proposed materials to be installed. The Association makes no representations by any approval or otherwise that the proposed modifications are fit for the intended purposes or that they will in fact serve to properly perform their intended purpose.
5. By execution and acceptance of this Application, and the terms and conditions hereof, the owner acknowledges that he/she has been advised that the above installation, when completed, forming part of the common elements, will not be subject of any insurance coverage by the Association.
6. Owner hereby acknowledges that the responsibility to repair and maintain the above installation is the responsibility of the present and future owner.
7. Owner, by the execution and acceptance of this Application has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association from all obligations, controversies, suits, actions, causes of actions, trespasses, variances, damages, claims or demands, in law or in equity, which against the said Association the resident ever had, now has or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation occurring in any manner whatsoever.

If the Committee or the Board approves this request, I (we) accept this approval upon the terms and conditions set forth which have been fully read by me (us). I (We) also have checked the website, and this modification meets any posted standards. The requirements of those standards are addressed in this application for the property in Surfside III COA at:

OWNER'S SIGNATURE: Susan Bradley DATE: 9/23/25

Application may be returned if any of the above information is missing or if the request is unclear.

Please deliver the completed signed form to the on-site office or send by mail or e-mail to: ssiioffice@gmail.com

COMMITTEE DECISION

DATE: 10/1/2025 ☐ APPROVED ☒ CONDITIONAL APPROVAL ☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL

Description of flooring to be installed meet our current requirements. Final approval will be given upon inspection of underlayment installation by authorized Surfside III representative prior to vinyl installation

BOARD OF DIRECTORS DECISION

☐ APPROVED ☐ CONDITIONAL APPROVAL ☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL:

SIGNATURE: Lya Findel DATE: 10/1/2025

TITLE: Committee Chairperson



Designer Homes

2102 Ventura Blvd
Camarillo, Ca 93010
805-797-0128
CSLB#871093

Estimate

Date	Estimate #
9/22/2025	982037

Name / Address
Susan Bradley 623 Sunfish Way code 321 Port Heneme, Ca 805-843-0291 beachgril_susan@aol.com

Project

Description
INSTALL KITCHEN FLOORING: ALL FLOORING WILL HAVE THIS UNDERLAYMENT:KITCHEN. INSTALL Regopul 10 mm thick underlayment padding (PER HOA GUIDLINES) BATHROOM FLOORING,DRYWALL/PAINT, REMOVE ELECTRIC/FAN, VENT BATHROOM FLOORING DRYWALL/PAINT, REMOVE ELECTRIC/FAN, VENT KITCHEN FLOOR MOVE APPLIANCE STOVE, DISHWASHER AND REFRIGERATOR, AND BATHROOM VANITY INSTALL APPLIANCE AND VANITY . INCLUDES HAULING MATERIAL REMOVE KITCHEN/BATHROOM EXISTING FLOOR: REMOVE EXISTING THINSET/PREP FLOOR, INSTALL REGARD AND SELF LEVELING INSTALL NEW FLOORS KITCHEN/BATHROOM INSTALL BATH ROOM BASEBOARDS BATHROOM: REMOVE EXISTING CEILING DRYWALL TO DETERMINE MOLD DUE TO NO FAN VENT CEILING ONLY: Repair existing drywall, patch, skim and orange peel texture. (Smooth walls extra) Paint: Walls and Ceiling includes primer and two coats. Customer provide primer and paint. Recess Lighting 6" LED Switch INSTALL Broan-Nutone 682 Duct-Free Ventilation Fan, White Square Ceiling or Wall Exhaust Fan with Plastic Grille
Total



Date	Estimate #
9/22/2025	982037

Project

Page 2

Gate Discussion 10.11.25

Problem: Gate keeps getting damaged since it is being manually opened by people or vehicles.

Issue: How to stop this action from happening.

+++++

The discussion at the last meeting led to solutions on how to keep vehicles from pushing the gate open.

A vehicle arriving at the exit gate triggers the gate to open on average **1.3 seconds** after arrival. It takes **14 seconds** to fully open the gate.

A vehicle traveling 10 mph travels 14.67'/second. To have the gate fully open by the time the vehicle reaches the exit point, the sensor strips would need to be placed at a distance of about 15' from the gate for the gate to be activated and opened. The City's water main valves are located within this area and may interfere with the placement of the strips.



The exit gate was examined carefully and there are no marks or scratches on it to indicate that a vehicle has pushed it. So how is it being opened? People either pushing it open or pulling it open.

Chat GPT Comments:

To prevent people from opening a **closed, automatic iron vehicle gate** (activated by **underground vehicle detection strips**) without authorization, you can implement a combination of **physical deterrents, signage, and smart technology**. Here are several recommendations:

1. Physical Barriers to Prevent Pedestrian Access to Activation Area

Problem: People may walk or bike over the activation strips to open the gate.

Solutions:

- **Install bollards or fencing** along the sidewalk or edges of the activation area to restrict pedestrian access.
 - **Landscaping (hedges, rocks, planter boxes)** can serve as a visually appealing and functional barrier.
 - **Raised curbs** or decorative fencing between pedestrian and vehicle zones can make walking over the strips less convenient or obvious.
-

2. Clear and Prominent Signage

Problem: People may not realize the gate is vehicle-only.

Solutions:

- Post signs such as:
 - **"Vehicle Entry Only – No Pedestrian Access"**
 - **"Gate Operated by Vehicle Sensor – Do Not Attempt to Enter on Foot"**
 - **"Trespassing Prohibited – Area Monitored"**
 - Use **reflective or LED-lit signs** for night visibility.
 - Place signs **both at eye level and overhead** to ensure visibility for all.
-

3. Surveillance and Monitoring

Problem: People may ignore rules unless enforcement is visible.

Solutions:

- Install **visible CCTV/security cameras** facing the activation area and gate.
 - Add signage that states: **"Area Under Video Surveillance – Violators Will Be Prosecuted"**.
 - Optionally, link cameras to a **remote monitoring service** or on-site security for real-time alerts.
-

4. Modify Sensor Activation Logic (if feasible)

Problem: Sensors may be overly sensitive or easy to trigger.

Solutions:

- Work with a gate technician to:
 - **Restrict activation to larger metal masses** (e.g., vehicles only).
 - **Adjust sensitivity** so that bicycles or pedestrians don't trigger the system.
 - **Use dual-loop configuration** to verify vehicle presence more accurately.
 - Consider using a **weight sensor** or **camera-based vehicle recognition** as an additional safeguard.
-

5. Alternative Access Control Methods

Problem: People may be trying to access the gate for legitimate reasons.

Solutions:

- For authorized non-vehicle users (e.g., maintenance staff), provide:
 - **Keypad access**
 - **Proximity card readers**
 - **Mobile phone access apps**
 - Separate pedestrian gate access with proper security protocols.
-

6. Install a Separate, Secure Pedestrian Gate

Problem: Pedestrians may be using the vehicle gate because there is no other option.

Solution:

- Provide a **locked or access-controlled pedestrian gate** nearby.
- Mark it clearly with appropriate signage.
- Ensure it is compliant with local **ADA accessibility regulations**.

+++++

To prevent vehicles from hitting a closed iron gate that opens automatically when activated by vehicles passing over activation strips in the asphalt, you can consider a combination of engineering solutions, signaling devices, and procedural adjustments. Here are some recommendations:

1. Extend the Activation Area

- **Increase the distance of activation strips:** If possible, extend the activation strips further back from the gate. A longer activation distance (say 10–15 feet or more) would give vehicles more time to react and stop before the gate opens.

2. Warning Signage

- **Install clear warning signs:** Place visible warning signs before the activation strips that clearly indicate the gate is closing and vehicles should slow down or stop. The signs should be large, reflective, and ideally have flashing lights.
- **Use cautionary or stop signs:** You can place a sign stating “STOP—Gate Opening Soon” with a flashing light or a slow-moving vehicle sign. This would alert drivers well before they reach the activation strip.

3. Improved Gate Timing and Sensors

- **Add delay mechanisms:** Adjust the gate's opening delay to allow more time between activation and the gate opening. This can be done by tweaking the sensitivity of the activation strips or programming the control system for a slight delay after detection.
- **Introduce additional sensors:** Install a proximity sensor (e.g., infrared or radar) that detects vehicles near the gate and ensures the gate doesn't start opening until the vehicle is a sufficient distance away, or it can prevent the gate from closing if there's a vehicle too close.

4. Speed Control or Speed Bumps

- **Install speed bumps or rumble strips before the activation strips:** This would slow down the vehicles before they activate the gate's opening mechanism, reducing the chances of a vehicle hitting the gate in a hurry.
- **Speed reduction signs:** If the area has a tendency for fast-driving vehicles, it might help to install speed-reducing measures before the activation strips.

5. Automatic Gate Sensors and Warning Lights

- **Use additional safety lights:** Install warning lights (such as blinking yellow or red lights) near the gate and along the activation strips to signal that the gate is either about to open or is closing. This would grab the attention of any driver approaching the gate.
- **Inductive loops with more comprehensive sensors:** Adding additional induction loops or sensor strips along the approach path can help gauge the speed and proximity of a vehicle. If the vehicle is approaching too fast, the system can delay the gate's opening or trigger an audible warning.

6. Improved Gate Design

- **Install a "safety stop" or buffer area:** Design the gate with a buffer zone that can absorb or protect vehicles that might come too close or hit the gate.
- **Folding or sliding gate options:** If the current gate design is not suited to the space or speed of vehicles, consider redesigning it to fold or slide open more quickly and smoothly when activated.

7. Regular Maintenance and Inspection

- **Check and maintain the activation sensors:** Ensure the sensors and activation strips are well-maintained and function properly. Sometimes, damaged or faulty strips can cause the system to misbehave.
- **Test timing and sensor calibration:** Regularly test the timing of the gate's opening sequence and sensor sensitivity to ensure optimal functionality and prevent false activations.

8. Driver Education

- **Public Awareness Campaigns:** If this is in a public or high-traffic area, educating drivers about the system and its operation through local media or digital signage could help reduce accidents.
- **Training for operators:** If the gate is operated manually or has a control system, the operators should be trained to use it correctly and safely, ensuring gates don't open prematurely or stay open too long.

By combining these strategies, you can minimize the risk of vehicles hitting the gate and improve overall safety around the gate area. Would you like more details on any of these solutions?

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: August 31, 2025

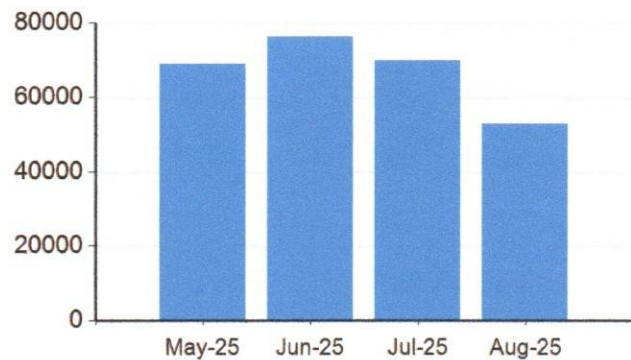
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	378,026.79	334,172.05	Increase in Cash	43,854.74
Reserve Cash	1,855,078.93	1,835,956.87	Increase in Cash	19,122.06
Average budgeted expenses / months	186,041.99			
Average # of months of available cash	2.03			

ASSESSMENT SUMMARY

Monthly Assessment Budget	181,692.00
Assessment Cash Received	190,682.68
<u>Total Assessments Receivable</u>	
current month due	12,037.54
31-60 days late	0.00
61-90 days late	2,607.40
over 90 days late	38,382.55
Total Assessments Due	53,027.49
Past Owners Assessments Rec.	42,533.04
Past % of Total	45%
Prepaid Assessments	96,074.57

Accounts Receivable Trending



OPERATING SUMMARY

Category	August Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$184,029.30	\$1,524,958.51	\$1,488,335.92	\$36,622.59
ADMINISTRATIVE	\$7,641.69	\$60,284.90	\$46,541.20	\$13,743.70
LOAN SERVICING	\$46,804.00	\$374,432.00	\$374,432.00	\$0.00
SALARY ADMINISTRATIVE	\$6,943.18	\$40,080.39	\$40,000.00	\$80.39
SALARY MAINTENANCE	\$16,413.48	\$93,571.64	\$87,333.36	\$6,238.28
INSURANCE	\$14,661.86	\$209,859.69	\$267,282.72	(\$57,423.03)
TAXES	\$1,136.77	\$29,218.51	\$26,000.00	\$3,218.51
CONTRACTED SERVICES	\$10,895.69	\$112,715.18	\$110,199.92	\$2,515.26
MAINTENANCE	\$5,635.74	\$126,983.88	\$120,546.72	\$6,437.16
PROVISION FOR RESERVES	\$52,000.00	\$415,289.83	\$416,000.00	(\$710.17)
UTILITIES INCOME	(\$41,853.51)	(\$323,364.23)	\$0.00	(\$323,364.23)
UTILITY EXPENSE	\$42,164.04	\$363,893.59	\$0.00	\$363,893.59
Total EXPENSES	\$162,442.94	\$1,502,965.39	\$1,488,335.92	\$14,629.47
Net Surplus or (Deficit)	\$21,586.36	\$21,993.13		

RESERVE SUMMARY

SURFSIDE III CONDO OWNER'S
ASSOC
600 SUNFISH WAY
PORT HUENEME CA 93041-3525

Solutions for your needs

Have you considered Edward Jones for your saving, spending and borrowing needs? With an Edward Jones account, you have access to features that can help you keep your saving, spending and borrowing in line with your long-term financial goals. Ask your financial advisor for details.

Corporate - Select

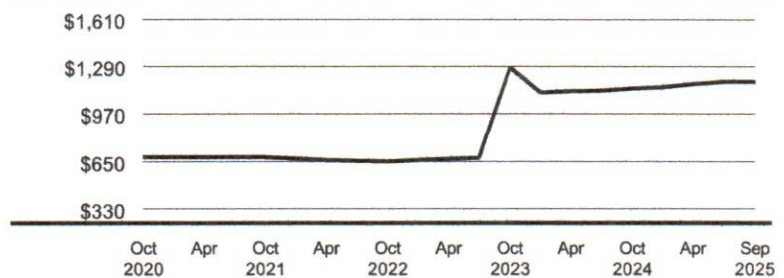
Portfolio Objective - Account: Preservation of Principal

Account Value

\$1,188,543.29

1 Month Ago	\$1,188,137.20
1 Year Ago	\$1,143,202.96
3 Years Ago	\$654,151.95
5 Years Ago	\$677,373.39

Value of Your Account (in 000s)



Value Summary

	This Period	This Year
Beginning Value	\$1,188,137.20	\$1,151,493.10
Assets Added to Account	0.00	0.00
Assets Withdrawn from Account	0.00	0.00
Fees and Charges	0.00	0.00
Change In Value	406.09	37,050.19
Ending Value	\$1,188,543.29	

For more information regarding the Value Summary section, please visit www.edwardjones.com/mystatementguide.

Rate of Return

Your Personal Rate of Return for Assets Held at Edward Jones	This Quarter	Year to Date	Last 12 Months	3 Years Annualized	5 Years Annualized
	1.10%	3.15%	4.26%	4.61%	2.51%

SunWest Bank Accounts
9/29/25

Account Number	Available Balance	Current Ledger	Memo Available Balance	Total Sweep Relationship Balance	Current Available
Number of Accounts: 5	\$288,333.53	\$288,333.53	\$289,740.22	\$1,043,325.01	\$289,740.22
Operating	\$50,000.00	\$50,000.00	\$51,345.76	\$301,549.71	\$51,345.76
Checking	\$4,213.55	\$4,213.55	\$4,213.55	\$4,213.55	\$4,213.55
Debit Card	\$3,193.89	\$3,193.89	\$3,254.82	\$3,254.82	\$3,254.82
Reserves	\$195,000.00	\$195,000.00	\$195,000.00	\$698,380.84	\$195,000.00
J Street	\$35,926.09	\$35,926.09	\$35,926.09	\$35,926.09	\$35,926.09

SB2912 – Board Review of Association Finances for August 2025

October 11, 2025, Board Meeting

- Check register
- General Ledger
- Delinquent Assessment

Approved by the Board:

President

Vice-President

Treasurer

Secretary

Director At Large

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION INC

600 Sunfish Way, Port Hueneme, CA 93041

APPLICATION FOR ARCHITECTURAL MODIFICATION

NAME: RON SISCO HOME PHONE: (435) 817-3213
ADDRESS: 566 EBBTIDE CIR EMAIL: SISCOZ4@HOTMAIL.COM
WORK PHONE: () CELL PHONE: (435) 817-3213

UNIT LOCATION: ☐ Townhome or ☒ Condo Building Number 1 ☒ 1st Floor ☐ 2nd Floor or ☐ 3rd Floor

MODIFICATION FOR THE PURPOSE OF: INSTALL GATE IN PORCH RAILING

Unit Improvement standards are listed on both websites and include but are not limited to the following:

- | | |
|--|--------------------|
| *plumbing (Ace Duraflo), | * paint palette |
| *condo security and screen doors and locks, | * privacy lattice |
| *first floor patio wrought iron gates, | * satellite dishes |
| *replacement windows and doors | * townhouse gate |
| *condo and balcony screen wire | locks |
| *hard floor sound flooring (for 2 nd and 3 rd floor condo units) | |

Surfside III COA websites

www.Surfsideiii.com

Surfsideiii.org

Any exceptions must be approved specifically by the Board.

ANTICIPATED STARTING DATE: ASAP

Licensed Contractor/Company to be used: DCOR WELDING Homeowner: _____

One (1) COPY OF THE FOLLOWING INFORMATION SHOULD BE ATTACHED:

1. Description of improvement (include dimensions, materials to be used, color, size of frame for windows, etc).
2. Location of improvement with dimension. Identify Existing improvement.
3. Sound barrier specifications for new non-carpet floor on 2nd and 3rd condo floors
4. Product sample (i.e. floor sample and underlayment sample)
5. Copy of City permit (where applicable)

This approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted.

1. Any and all proposed modifications, installations or construction, interior or exterior, must not alter existing construction design or the function thereof.
2. Any work done in an owner's unit or on the common property shall be subject to all existing State, City, County, and Association laws, ordinances and regulations and subject to all Association guidelines, covenants, conditions and restrictions, resolutions, rules and regulations.
3. If the proposed modifications are to be done by anyone other than the owner, the party doing the work must be a licensed contractor.
4. All work will be subject to inspection by the Association. The owner, together with the contractor, will be held responsible for any deviations of the above and will be required to make any necessary corrections at the owner's expense. Approval by the Association shall not be deemed to be approval of the quality of work or of the work to be performed for the purpose of creating any potential liability to the Association derived from the quality, method or manner in which the work is done or for the proposed materials to be installed. The Association makes no representations by any approval or otherwise that the proposed modifications are fit for the intended purposes or that they will in fact serve to properly perform their intended purpose.
5. By execution and acceptance of this Application, and the terms and conditions hereof, the owner acknowledges that he/she has been advised that the above installation, when completed, forming part of the common elements, will not be subject of any insurance coverage by the Association.
6. Owner hereby acknowledges that the responsibility to repair and maintain the above installation is the responsibility of the present and future owner.
7. Owner, by the execution and acceptance of this Permit has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association from all obligations, controversies, suits, actions, causes of actions, trespasses, variances, damages, claims or demands, in law or in equity, which against the said Association the resident ever had, now has or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation occurring in any manner whatsoever.

If the Committee or the Board approves this request, I (we) accept this approval upon the terms and conditions set forth which have been fully read by me (us). I (We) also have checked the website, and this modification meets any posted standards. The requirements of those standards are addressed in this application.

OWNER'S SIGNATURE: R. Lino

DATE: 9-28-25

Application may be returned if any of the above information is missing or if the request is unclear.

Please deliver the completed signed form to the on-site office or send by mail or e-mail to: ssiiioffice@gmail.com

COMMITTEE DECISION

DATE: _____ ☐ APPROVED ☐ CONDITIONAL APPROVAL ☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL: _____

SIGNATURE: _____

BOARD OF DIRECTORS DECISION

☐ APPROVED ☐ CONDITIONAL APPROVAL ☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL: _____

SIGNATURE: _____ DATE: _____

TITLE: _____

566 ETC



Existing



New installation similar to this one is proposed.

Note: 566 ETC has been informed to remove the bike from the patio.

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION INC

600 Sunfish Way, Port Hueneme, CA 93041

APPLICATION FOR ARCHITECTURAL MODIFICATION

NAME: Asnley Soebbing / Myler Diamond HOME PHONE: (805) 312-1301 (Asnley)

ADDRESS: 764 Seawind Way EMAIL: asnleysoebbing@gmail.com

WORK PHONE: () CELL PHONE: (818) 235-4232 (Myler)

UNIT LOCATION: ☒ Townhome or ☐ Condo Building Number ☐ 1st Floor ☐ 2nd Floor or ☐ 3rd Floor

MODIFICATION FOR THE PURPOSE OF: new fence around back patio,
increased height to 6 feet

Unit Improvement standards are listed on both websites and include but are not limited to the following:

- | | |
|--|--------------------|
| *plumbing (Ace Duraflo), | * paint palette |
| *condo security and screen doors and locks, | * privacy lattice |
| *first floor patio wrought iron gates, | * satellite dishes |
| *replacement windows and doors | * townhouse gate |
| *condo and balcony screen wire | locks |
| *hard floor sound flooring (for 2 nd and 3 rd floor condo units) | |

Surfside III COA websites

www.Surfsideiii.com

Surfsideiii.org

Any exceptions must be approved specifically by the Board.

ANTICIPATED STARTING DATE: 10/13/25

Licensed Contractor/Company to be used: Lance Antary Homeowner:

One (1) COPY OF THE FOLLOWING INFORMATION SHOULD BE ATTACHED:

1. Description of improvement (include dimensions, materials to be used, color, size of frame for windows, etc).
2. Location of improvement with dimension. Identify Existing improvement.
3. Sound barrier specifications for new non-carpet floor on 2nd and 3rd condo floors
4. Product sample (i.e. floor sample and underlayment sample)
5. Copy of City permit (where applicable)

This approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted.

1. Any and all proposed modifications, installations or construction, interior or exterior, must not alter existing construction design or the function thereof.
2. Any work done in an owner's unit or on the common property shall be subject to all existing State, City, County, and Association laws, ordinances and regulations and subject to all Association guidelines, covenants, conditions and restrictions, resolutions, rules and regulations.
3. If the proposed modifications are to be done by anyone other than the owner, the party doing the work must be a licensed contractor.
4. All work will be subject to inspection by the Association. The owner, together with the contractor, will be held responsible for any deviations of the above and will be required to make any necessary corrections at the owner's expense. Approval by the Association shall not be deemed to be approval of the quality of work or of the work to be performed for the purpose of creating any potential liability to the Association derived from the quality, method or manner in which the work is done or for the proposed materials to be installed. The Association makes no representations by any approval or otherwise that the proposed modifications are fit for the intended purposes or that they will in fact serve to properly perform their intended purpose.
5. By execution and acceptance of this Application, and the terms and conditions hereof, the owner acknowledges that he/she has been advised that the above installation, when completed, forming part of the common elements, will not be subject of any insurance coverage by the Association.
6. Owner hereby acknowledges that the responsibility to repair and maintain the above installation is the responsibility of the present and future owner.
7. Owner, by the execution and acceptance of this Permit has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association from all obligations, controversies, suits, actions, causes of actions, trespasses, variances, damages, claims or demands, in law or in equity, which against the said Association the resident ever had, now has or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation occurring in any manner whatsoever.

If the Committee or the Board approves this request, I (we) accept this approval upon the terms and conditions set forth which have been fully read by me (us). I (We) also have checked the website, and this modification meets any posted standards. The requirements of those standards are addressed in this application.

OWNER'S SIGNATURE: _____

DATE: 10/1/25

Application may be returned if any of the above information is missing or if the request is unclear.

Please deliver the completed signed form to the on-site office or send by mail or e-mail to: ssilioroffice@gmail.com

COMMITTEE DECISION

DATE: _____ ☐ APPROVED ☐ CONDITIONAL APPROVAL ☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL: _____

SIGNATURE: _____

BOARD OF DIRECTORS DECISION

☐ APPROVED ☐ CONDITIONAL APPROVAL ☐ DISAPPROVED

CONDITIONS INCLUDING REASONS FOR APPROVAL OR DISAPPROVAL: _____

SIGNATURE: _____

DATE: _____

TITLE: _____

Action Construction Services

Proposal # 2025

Date: 10-1-2025

Address: 764 Seawind wy Port Hueneme

Customer: Myles Diamond

ActionConstructionNow@gmail.com

Lance M. Antaky / Owner / General Contactor 805-258-6760 2177 Cardinal Ave
Oxnard, Ca 93033

California Contractor Lic. #929997

Insured by Next Insurance 1-855-222-5919 Bond #100279472

Scope of work:

- Rebuild back fence and gate to 6 ft high
- Remove existing fence to offsite disposal.
- Install new treated weather / termite resistant 2 X 4 framing
- Install painted 3/4" thick 5 1/2 wide 6 ft high Cedar dog ear fence picketts. Paint to HOA guidlines for proper color.
- Add new 6 ft height to gate with additional framing support.

Pricing for 2 versions

1- Single pickett boards with approx 3/8" gap between for drying purposes after rain to reduce fungus growth.

\$1,430.

2- Double layer pickett boards for more privacy

\$1,630.

Proposal Includes Shopping, Materials including tax, Shipping, Labor and all broken items / debris removed to offsite recycle / Disposal.

Price good for 30 days. Payment due upon completion.

Thank You

764 SWW



Existing fence



Proposed 6' high fence