

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
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 at **10:07 am**
Andy Santamaria – President - **Present**
Lya Findel – Vice-President – **Present by Phone**
Bruce Kulpa – Treasurer - **Present**
Secretary - Vacant
Robert Meyer – Director - **Present**

EXECUTIVE SESSION SUMMARY – The September 13, 2025, Executive Meeting Minutes were approved.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Robert Meyer seconds, to approve the consent agenda. Motion passes 4-0.**
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 – Lya Findel presented a report.**
 - 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 – **Discussion held.**
 - Front Gate Discussion – **Discussion held**
 - Board Discussion – **Discussion held.**
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **Bruce Kulpa presented a report.**
 - Board Approval of Association Finances – SB 2912 for August 2025 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 Report for August 2025 and to authorize the President to sign the document on behalf of the board. Motion passes 4-0.**
 - Secretary – **No Report**
 - Board Discussion
 - Director – **No Report**
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **566 Ebbtide Circle** – Building 1, 1st floor, request to install gate for patio – **Andy Santamaria moves, Lya Findel seconds, to approve the gate installation for the patio that is to match the other existing gates in dimensions and color. Motion passes 4-0.**
 - **764 Seawind Way** – Townhome, request to replace 4’ high wood patio fence with 6’ high wood patio fence. – **Andy Santamaria moves, Robert Meyer seconds, to approve the installation of a 6’ high single picket board wood fence that matches the other 6’ high fences in the complex. Motion passes 4-0.**
- **LIENS - None**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, November 8, 2025.
- **MEETING ADJOURNED** – Meeting was adjourned at 10:38 am.