

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
SATURDAY, November 8, 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**
Robert Meyer – Secretary - **Present**
Thierno Barry – Director – **Present by phone**

EXECUTIVE SESSION SUMMARY – The September 13, 2025, Executive Board Meeting Minutes were approved and cost-of-living salary increases and bonuses for staff were approved.

GUEST/PRESENTATION - None

• **OPEN FORUM**

- **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Lya Findel seconds, to add an item to the agenda regarding Hueneme HOA Committee participation. Motion passes 5-0.**

- **CONSENT AGENDA – Andy Santamaria moves, Lya Findel seconds, to approve the consent agenda. Motion passes 5-0.**

Expenditures (sample)

- \$20,858 – Condo Rail Painting
- \$18,570 – Tree Removals
- \$14,366 – Insurance Premium
- \$13,504 – Elevator Repairs
- \$7,280 – Landscaping Services
- \$2,678 – Attorney Services
- \$1,884 – Fire Alarm Testing
- \$1,848 – Pool Services
- \$1,700 – Management Services
- \$1,547 – Plumbing
- \$1,139 - Workers' Compensation Insurance
- \$1,008 – Gate Repairs
- \$930 – Irrigation Parts
- \$705 – Electrical Services
- \$670 – Termite Services
- \$412 – Printing and Postage
- \$404 - Supplies
- \$295 – Leak Detection Services
- \$225 – Dial Security

- \$211 – Bridge Permit Work
- October 11, 2025, Open Board Minutes

- **COMMITTEE REPORTS- Report provided by Lya Findel**
 - Unit Modification Committee approved –**656 Sunfish Way** – flooring with underlayment.

- **OFFICER REPORTS**
 - President
 - Violations Committee Resolution Modification – **Andy Santamaria moves, Robert Meyer seconds, to delete Resolution 2025-2 since it does not meet AB130 criteria for a hearing. Motion passes 5-0.**
 - Tree Status Report – **Report provided.**
 - Director Election Results – **Report provided.**
 - Director Recruitment to serve on the Late Fee Review and the Unit Modification Committees – **Report provided.**
 - HHOAC Discussion (added to agenda) – **Robert Meyer moves, Lya Findel seconds, to appoint Andy Santamaria to represent Surfside III, COA, at the Hueneme HOA Committee. Motion passes 5-0.**
 - Board Discussion
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **No Report**
 - Board Approval of Association Finances – SB 2912 for September 2025 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 document for September 2025 and to authorize the Board President to sign the document on behalf of the board. Motion passes 5-0.**
 - Secretary – **No Report**
 - Board Discussion
 - Director – **No Report**
 - Board Discussion

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **774 Seawind Way** – Townhome - request to install three lofts – **Andy Santamaria moves, Thierno Barry seconds, to approve the installation of three lofts at this unit with the following conditions: In the two smaller bedrooms, a loft 3’ wide can be installed on the wall with the bedroom entry going from wall to wall; in the larger bedroom, a loft 4’ wide can be installed on the wall with the bedroom entry going from wall to wall. All lofts are to have approved safety railings as well as a gate at the loft entry point where the loft can be accessed by an approved ladder; the design plans are to be submitted to the City for approval and issuance of a City Permit prior to construction is required. Motion passes 5-0.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, December 13, 2025.

- **MEETING ADJOURNED** – Meeting was adjourned at 10:42 am

Robert Meyer, Secretary

Date