

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING WILL BE HELD
SATURDAY, DECEMBER 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
 - Robert Meyer - Secretary
 - Thierno Barry – Director

EXECUTIVE SESSION SUMMARY

GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
- **CONSENT AGENDA**
 - Expenditures (sample)
 - \$19,367 – Condo Rail Painting
 - \$7,523 – Maintenance Services
 - \$7,280 – Landscaping Monthly Fee
 - \$6,543 – Workers Compensation Insurance
 - \$3,405 – Attorney Services
 - \$1,821 – Clubhouse Cards
 - \$1,263 – Plumbing
 - \$1,093 – Pool Service
 - \$650 – Gate Repair
 - \$389 – Gym Equipment Maintenance
 - \$113 - Supplies
 - November 8, 2025, Open Board Minutes
- **COMMITTEE REPORTS**
 - Unit Modification Committee –**916 Lighthouse Way** – flooring with underlayment - approved – replacement sliders/windows - approved; **771 Reef Circle** – window replacements - approved
- **OFFICER REPORTS**
 - President
 - Management Company Discussion
 - Main Gate Survey Discussion
 - Determination of which condo building will have replacement electrical panels installed
 - Enforcement Policy and Fine Schedule Discussion
 - Board Discussion

- Vice-President
 - Board Discussion
- Treasurer
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for October 2025
- Secretary
 - Board Discussion
- Director
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **611 Lighthouse Way** – Townhome - request to install privacy lattice fence
- **LIENS**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, January 10, 2026.
- **MEETING ADJOURNED**