

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING **MINUTES**  
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 (present)  
Lya Findel – Vice-President (present via phone)  
Bruce Kulpa – Treasurer (present via phone)  
Robert Meyer – Secretary (present)  
Thierno Barry – Director (absent)

**EXECUTIVE SESSION SUMMARY**

Discussion with an owner regarding a rule violation.  
Approved November 8, 2025, Executive Board Meeting Minutes.  
Discussed one late fee waiver request.

**GUEST/PRESENTATION – None**

• **OPEN FORUM**

• **EMERGENCY ADDITIONS TO AGENDA – None**

• **CONSENT AGENDA**

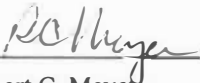
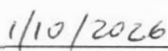
Expenditures (sample)

- \$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

Andy Santamaria moved and Bruce Kulpa seconded approval of the Consent Agenda.  
Motion passed 4/0/1 with Thierno Barry being absent.

- **COMMITTEE REPORTS**
  - Unit Modification Committee –Lya Findel reported: 916 Lighthouse Way – flooring with underlayment - approved – replacement sliders/windows - approved; 771 Reef Circle – window replacements - approved
- **OFFICER REPORTS**
  - President
    - Management Company Discussion. Andy Santamaria has requested guidance from the COA attorneys. Owners will be kept informed via the COA website as well as the newsletter.
    - Main Gate Survey Discussion. A survey will be sent to the owners seeking input on whether the gates should continue to be repaired or simply left open.
    - Determination of which condo building will have replacement electrical panels installed. Building 2 was selected via lottery.
    - Enforcement Policy and Fine Schedule Discussion. Current draft was reviewed.
    - Board Discussion
  - Vice-President
    - Board Discussion - None
  - Treasurer
    - Financial Discussion – Bruce Kulpa presented report.
    - Board Approval of Association Finances – SB 2912 for October 2025. Andy Santamaria moved and Bruce Kulpa seconded to allow the President to sign the document on behalf of the Board. Motion passed 4/0/1 with Thierno Barry being absent.
  - Secretary
    - Board Discussion - None
  - Director
    - Board Discussion - None
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
  - 611 Lighthouse Way – Townhome - request to install privacy lattice fence. Andy Santamaria moved and Robert Meyer seconded to approve the request on the condition that the owner use the approved lattice material. (Andy will send lattice specification to owner.) Motion passed 4/0/1 with Thierno Barry being absent.
- **LIENS - None**
- **NEXT MEETING** – The next meeting will be held at 10:00 am, January 10, 2026.
- **MEETING ADJOURNED at 10:53 am.**

Respectfully submitted,

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Robert C. Meyer                      Date

Secretary