

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING MINUTES  
SATURDAY, JANUARY 10, 2026  
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**

- Approved the January 10, 2025, Executive Meeting Minutes.
- Discussed two late fee waiver requests.
- Approved contract for sidewalk repair (\$3,487.00) to BPR.
- Approved contract for replacement of 30 electrical panels in condo buildings (\$42,300.00) to United Electric.

**GUEST/PRESENTATION - None**

• **OPEN FORUM**

• **EMERGENCY ADDITIONS TO AGENDA**

• **CONSENT AGENDA**

Expenditures (sample)

- \$26,855 – Tree Related Work
- \$15,085 – Eq. Insurance Premium
- \$14,775 – GL Insurance Premium
- \$8,150 – Rail Painting
- \$7,280 – Landscaping
- \$5,571 – Jacuzzi Heater Replacement
- \$2,820 – Roofing
- \$3,479 – Elevator Repair
- \$2,326 – Taxes
- \$1,900 - Plumbing
- \$1,700 – Property Management
- \$1,103 - Workers' Compensation Premium
- \$1,021 – Pool Service
- \$850 – Election Services
- \$750 – Gym Equipment Service
- \$635 – Termite Service

- \$530 – Attorney Fees
- \$350 – Electrical Work
- December 13, 2025, Open Board Minutes

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

- **COMMITTEE REPORTS - None**

- **OFFICER REPORTS**

- President
  - Management Company Discussion. Andy Santamaria shared that Lordon continues as our management company and, at this time, no issues are foreseen in continuing this relationship.
  - Rules and Regulations Review. Andy Santamaria shared the latest draft proposal from the Rules and Regulations Committee. Input was received from the Directors which will be shared with the association's attorneys for legal consideration.
  - Board Discussion
- Vice-President
  - Board Discussion - None
- Treasurer
  - Financial Discussion - None
  - Board Approval of Association Finances – SB 2912 for November 2025. Andy Santamaria moved and Bruce Kulpa seconded to approve the document and 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 - Absent

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**

- **LIENS**

- Two liens to be reviewed – one for \$3,514.19 and the other for \$2,370.05. Andy Santamaria moved and Robert Meyer seconded to process these two liens. Motion passed 4/0/1 with Thierno Barry being absent.

- **NEXT MEETING** – The next meeting will be held at 10:00 am, February 14, 2026.

- **MEETING ADJOURNED at 10:45 am.**

Respectfully submitted,

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Robert C. Meyer  
Secretary

Date