

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING WILL BE HELD
SATURDAY, FEBRUARY 14, 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.

<ul style="list-style-type: none">• CALL TO ORDER OF REGULAR MEETING	10:00 AM
<ul style="list-style-type: none">Andy Santamaria - President	
<ul style="list-style-type: none">Lya Findel - Vice-President	
<ul style="list-style-type: none">Bruce Kulpa - Treasurer	
<ul style="list-style-type: none">Robert Meyer - Secretary	
<ul style="list-style-type: none">Thierno Barry - Director	

EXECUTIVE SESSION SUMMARY

GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
- **CONSENT AGENDA**
Expenditures (sample)
 - \$26,015 – Elevator Repair
 - \$9,300 – Electrical Panel City Permits
 - \$8,690 – Roof Repairs
 - \$7,520 - Landscaping
 - \$6,280 – Exit Gate Motor
 - \$6,168 – Elevator Maintenance Quarterly Payment
 - \$3,041 – Clubhouse Door Access Wires
 - \$3,487 – Sidewalk Grinding
 - \$1,884 – Fire Alarm Monitoring Service
 - \$1,800 – Elevator Permits
 - \$1,750 – Management Services
 - \$1,445 – Termite Services
 - \$1,393 - Plumbing
 - \$1,103 - Workers' Compensation Charge
 - \$1,000 – Tree Stump Grinding
 - \$995 – Pool Service
 - \$754 – Clubhouse Cards
 - \$750 – Drywall Repair
 - \$650 – Electrical Panel
 - \$510 – Pest Control
 - \$381 – Printing and Postage
 - \$332 – Attorney
 - \$332 – Supplies

- \$311 – Cart Repair
- \$300 – Beehive Removal
- \$185 – Electrical
- \$165 – CAI Membership
- January 10, 2026, Open Board Minutes
- **COMMITTEE REPORTS**
- **OFFICER REPORTS**
 - President
 - Main Vehicle Gate Survey Results and Discussion
 - 50th COA Anniversary Celebration Discussion
 - Hueneme HOA Coalition – update
 - 2025 Budget Year Analysis
 - Board Discussion
 - Vice-President
 - Board Discussion
 - Treasurer
 - Financial Discussion
 - Board Approval of Association Finances – SB 2912 for December 2025
 - Secretary
 - Board Discussion
 - Director
 - Board Discussion
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
- **LIENS**
 - Three liens to be reviewed – \$1428.86, \$5,163.51, and \$3,949.90
- **NEXT MEETING** – The next meeting will be held at 10:00 am, March 14, 2026.
- **MEETING ADJOURNED**