

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MINUTES
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.

- **CALL TO ORDER OF REGULAR MEETING** 10:00 AM

Andy Santamaria – President (present)
Lya Findel – Vice-President (present via phone)
Bruce Kulpa – Treasurer (present)
Robert Meyer – Secretary (present)
Thierno Barry – Director (present via phone, arrived at 10:05 am)

- **EXECUTIVE SESSION SUMMARY**

- Clubhouse Attendant was promoted from Level 1 to 2 for training purposes.
- Approved the January 10, 2026, Executive Meeting Minutes.
- Discussed one late fee waiver request.
- Approved a contract to Montreal Repair and Construction to remodel clubhouse bathroom floors in the amount of \$26,850.00.
- Approved a contract to Modern Details and Painting to repair 59 condo balconies in the amount of \$54,760.00.
- Approved a cost plus contract with Oceanview Plumbing and Rooter to replace water lines in Building 8.

- **GUEST/PRESENTATION - None**

- **OPEN FORUM**

- **EMERGENCY ADDITIONS TO AGENDA**

- Andy Santamaria moved and Robert Meyer seconded to add discussion of short term rentals and EV charging to the agenda. The motion passed 5/0.

- **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

Andy Santamaria moved and Robert Meyer seconded approval of the Consent Agenda. The motion passed 5/0.

- **COMMITTEE REPORTS - None**

- **OFFICER REPORTS**

- President
 - Main Vehicle Gate Survey Results and Discussion. Comments received from homeowners were reviewed. Andy Santamaria moved and Bruce Kulpa seconded to keeping the gates closed, maintaining them as necessary while continuing to investigate options to improve reliability. The motion passed 5/0.
 - 50th COA Anniversary Celebration Discussion. Amy Bruder suggested organizing a celebration to mark this anniversary. The Board indicated conceptual support, and requested Amy return to a future meeting with a proposal.
 - Hueneme HOA Coalition – update. Andy Santamaria, Surfside III's representative in the organization, shared what the group is discussing. Topics include trees, homeless individuals, short term rentals, cooperation with the City of Port Hueneme, rent control, and relationship with the U.S. Navy.
 - 2025 Budget Year Analysis. The 2025 budget was \$2,232,504. Actual spending was \$2,321,195, \$88,691 over budget. Unexpected costs were tree trimming/removal (\$27,450), plumbing repairs (\$24,127), roofing repair (\$18,810), and gate repair (\$8,458). Income was higher than expected (interest \$11,800, late charges \$10,803, and assessment repayment \$9,215), resulting in a net deficit of \$48,781, which is 2% of budget. This reduced our operational reserve, which will be addressed in the 2027 budget.
 - Board Discussion
- Vice-President
 - Board Discussion - None
- Treasurer
 - Financial Discussion – Report provided.
 - Board Approval of Association Finances – SB 2912 for December 2025. Andy Santamaria moved and Bruce Kulpa seconded to approve the document and **to** allow the President to sign the document on behalf of the Board. The motion passed 5/0.

- Secretary
 - Investigation has revealed that there are at least six condo units being advertised for short term rental in violation of our CC&Rs. The Board will investigate if these units are licensed by the City of Port Hueneme and if the proper taxes are being collected.
 - As it appears that owners/tenants have more EV and plug-in hybrid vehicles, Robert Meyer will make a proposal at the next meeting to investigate installation of an EV charging station within the community property.
 - Board Discussion
- Director
 - Board Discussion - None
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL - None**
- **LIENS**
 - Three liens to be reviewed – \$1,428.86, \$5,163.51, and \$3,949.90. Andy Santamaria moved and Lya Findel seconded to file these liens and authorize the board president to sign the lien instruction form on behalf of the Board. The motion passed 5/0.
- **NEXT MEETING** – The next meeting will be held at 10:00 am, March 14, 2026.
- **MEETING ADJOURNED at 10:55 am.**

Respectfully submitted,

Robert C. Meyer
Secretary

Date