



Surfside III COA  
600 Sunfish Way,  
Port Hueneme, CA  
93041

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website: Surfsideiii.org

## MARCH 2026 - 10 - page E-NEWSLETTER edition

**BOARD MEETINGS:** Second Saturday of each month.

- An Executive session meeting is held prior to the Open Session and is open only to elected Board Members for discussion of sensitive matters such as personnel issues or violations.
- **OWNERS' OPEN SESSION BOARD MEETING:**

**10 A.M. SATURDAY, March 14, 2026**

At the **start of the meeting** there is an opportunity for owners to make comments to the Board during the **OPEN FORUM**. 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.

The rest of the meeting is an opportunity for **owners to observe** their Board of Directors conducting business. Unless the Board asks for comments from owners this session is not to be interrupted.

**Both Agenda items** are posted 4 days prior to the scheduled meeting on the Clubhouse Bulletin Board and on our website homepage: **Surfsideiii.org**



**Meeting will be held** simultaneously as a  
HYBRID MEETING

**Audio Connection: 1-844-854-2222 (Toll free)**

**Access code: 822680#**



Onsite in the  
**Clubhouse**

## **2025 BUDGET YEAR ANALYSIS**

In 2025, the COA budgeted \$2,232,504 for expenses. The actual amount spent was \$2,321,195 which is \$88,691 over expense budget.

Some items that contributed to being over budget were:

\$27,450 – Tree Trimming/Removal

\$24,127 – Plumbing

\$18,810 – Roofing

\$8,458 – Gate Repairs

Even though expense spending was over budget, the amount of revenue received above-budget was \$39,910.

Some items that contributed to collecting more funds than budgeted were:

\$11,800 – Interest Income

\$10,803 – Late Charge Assessments

\$9,215 – Assessment Repayment

The resultant total budget deficit for 2025 is **\$48,781**.

This 2025 budget deficit of \$48,781 was paid from the backup operational reserve.

The COA strives to maintain two months of revenue as a backup operational reserve. The COA average monthly budget is \$186,042. So, a balance of \$372,084 is the ideal amount to have as an operational reserve to address unexpected expenditures.

At the end of 2025, this reserve had \$299,528 which is \$72,556 less than the ideal amount.

Depending on the 2026 budget analysis, the 2027 budget will need to be adjusted to make the backup operational reserve whole.

## **CONDO BALCONY REPAIR PROJECT**

A contract was awarded to repair 59 condo balcony floors starting in March (weather permitting).

Residents will be contacted to remove their patio belongings so that the crew can have access to work.

## **50<sup>TH</sup> YEAR CELEBRATION**

At the February 14, 2026, board meeting, a discussion was held regarding celebrating the:

### **SURFSIDE III 50<sup>th</sup> ANNIVERSARY PARTY**

A potluck party was suggested for residents to attend.

If you have any suggestions on how to celebrate, please contact Amy Bruder at [amycbruder@aol.com](mailto:amycbruder@aol.com).



## **SURVEY ON KEEPING THE GATES OPEN OR CLOSED**

Thirty-three survey responses were received by the deadline: Fourteen responses stated that the gates should be kept closed, thirteen responses stated that the gates should stay open, and six responses offered suggestions but did not indicate whether to keep the gates open or closed.

At the February 14, 2026, board meeting, this item was discussed and it was determined that the gates will operate as before and the gates will stay in the closed position until they are activated to open.

If the gate systems are damaged, they will continue to be repaired, and the budget will be adjusted accordingly. The exit gate motor was replaced at a cost of \$6,280.

Measures to determine persons responsible for damaging the gates will be looked at and implemented if deemed feasible.

## **BUILDING 8 WATER PIPE REPLACEMENT PROJECT**

Work will soon begin on the replacement of the hot water recirculation line, and the hot and cold-water pipes in building 8. The water lines going down each stack of three units will not be replaced at this time.

Once this project is completed, future epoxy issues in these lines will be eliminated.

The unknown at this time is whether the increase in flow and water pressure will negatively affect the other water lines that are not being replaced.

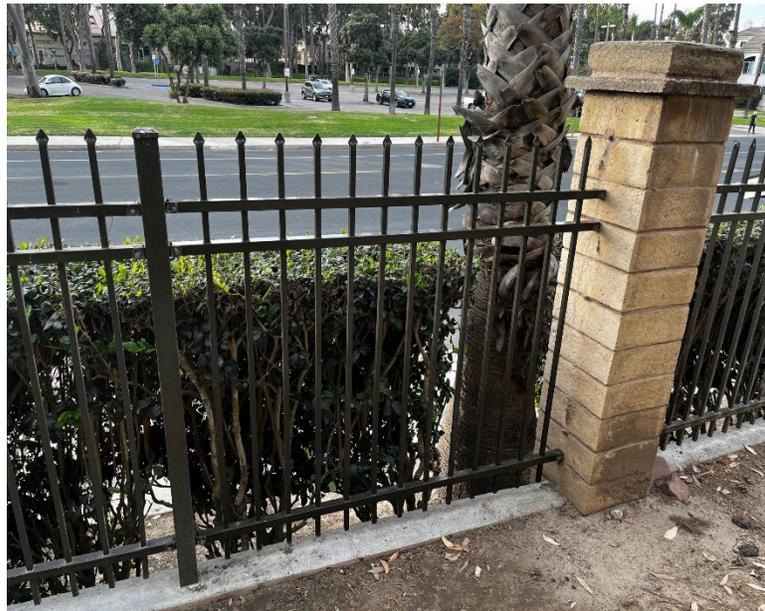
## **BACKFLOW VALVE**



The irrigation backflow valve located by building 1 was recently replaced since the existing valve was no longer functional.

## **FENCE**

This portion of the aluminum fence in front of building 2 adjacent to Surfside Drive was replaced since the existing fence was damaged when a large portion of the Coral tree fell on it. The Coral tree has been removed and a City approved Strawberry tree has been planted.



## **ELEVATOR COMPONENT REPLACEMENT**

The roller spirator elevator component on the elevators in buildings 3, 4, and 5 have been replaced. This component allows the elevator doors to open and close without issue.

## WATER METER READINGS REPORTED BY THE CITY OF PORT HUENEME

### **TOWNHOME OVERVIEW**

Since each of the 51 townhomes has a personal water meter. This overview is provided for the general public to view.

16 Townhomes used less than 1,500 gallons

10 Townhomes used between 1,500 gallons to 3,000 gallons

5 Townhomes used between 3,000 gallons to 6,000 gallons

9=16 Townhomes used between 6,000 gallons to 10,000 gallons

4 Townhomes used over 10,000 gallons

### **CONDO BUILDINGS**

Each condo building has one meter. After the City reads the meter to see how much water has been used at that building, the association then divides the water bill equally amongst the number of units in that building.

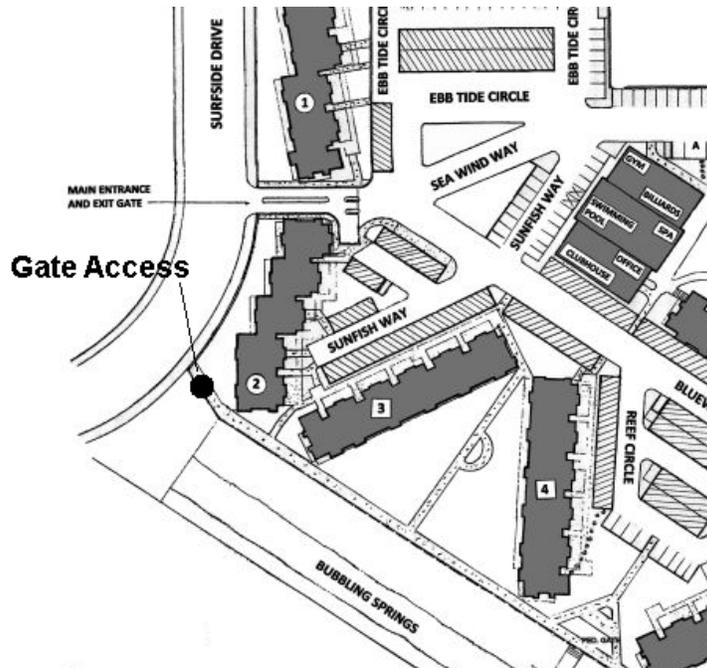
Building	Gallons – Oct	Gallons – Nov	Gallons – Dec	Gallons – Jan
1	160,820	160,072	107,712	148,852
2	55,352	55,352	84,524	58,344
3	56,100	40,392	40,392	35,904
4	81,532	65,824	101,728	89,012
5	38,148	36,652	52,360	47,124
6	31,416	32,912	47,124	36,652
7	41,888	43,384	50,116	62,832
8	44,880	47,124	50,864	47,872

The method of cost distribution does not consider whether a unit is or is not occupied or only occupied for a short period of time each month, or the number of residents using each individual unit.

To provide a water bill specific to each individual unit in the condo buildings would require that each unit has its own meter, like the townhomes. Since the condo buildings were built with central water heaters, the entire building would need new water lines to provide hot and cold water. At the same time, each unit would need its own water heater. This modification would be too expensive.

## **BRIDGE RAILING REPAIR PROJECT**

The permits for this project have been approved, and the project is scheduled to begin in mid-March, weather permitting. The ocean access fence gate will be closed during construction. Entry/exit access is available through the fence gate near Surfside Drive.



## **FAUCET**



The faucet by building 5 needed replacement due to wear and tear. This repair required welding to replace the existing faucet.

## **CLUBHOUSE POOLSIDE BATHROOM FLOORS AND SHOWER FLOORS**



The Clubhouse poolside women's and men's bathroom floors and shower floors are in need of replacement. A contract was awarded to replace these floors. Work has begun with the shower floor.

## **CARPOT COVER REPLACEMENTS**

In early 2024 several carport parking covers were replaced. Some of those covers started to rust and the manufacturer is currently providing replacement covers at no cost to the COA.



## **SHOWER DRAIN LEAK**

A resident recently contacted the office to state that a water bubble had appeared on her shower ceiling. Upon investigation, it was found that the shower drainpipe located between the unit above and the affected unit was leaking. Since the wallboard had been recently replaced, no asbestos issues were present. The drainpipe was replaced.

If residents observe issues within their units that may require entering the walls or ceilings, please contact the office.



## **WINDOWS AND SLIDERS INSTALLED BY OWNERS**

All windows and sliders installed by owners are the responsibility of the owner in case they start leaking.

With the recent strong horizontal rain, some units have experienced water intrusion through minor gaps around their windows and sliders.

Timely repairs are required to avert further damage to their units or adjacent units.

## **PUMBING ALERT**

**DO NOT USE ANY product labeled 'FLUSHABLE WIPES'**. Their usage here results in toilet and sewer blockage. **ONLY TOILET PAPER CAN BE USED.**

**ARCHITECTURAL MODIFICATION** requiring Board of Directors application approval:



Remodeling, updating, replacement or additions to your townhouse or condo **include but are not limited to:** plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors electrical work, and flooring.

The application form, along with the entire list requiring architectural approval are available on our website under (Documents/Board Policies/Resolutions) and from our onsite office.

If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed, and the site returned to its original condition.

## **ARCHITECTURE APPLICATION REVIEW TIMELINE:**

Architectural Applications will be reviewed and acted upon at the monthly COA Board meeting if the application is submitted **prior to 8 days before the scheduled meeting.**

**Unit Modification Committee**, is authorized to approve/deny the following items without waiting for the next scheduled board meeting: Sliding glass doors, Window installation, Installation of floors over approved underlayment for the 2<sup>nd</sup> & 3<sup>rd</sup> floor condo units and installation of approved security/screen doors.

## **ASBESTOS LAW:**

**The following rules in whole or in part are applicable to owners and operators.** Any demolition or renovation activity and the associated disturbance of asbestos containing material. Prior to work commencing, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing any renovation in your unit the law states the following: Rule 1403. Asbestos emissions from demolition/renovation activities (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A)Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal, and land filing requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate. warning labels, signs and labels.

## **SURFSIDE III BOARD OF DIRECTORS**

**President:** Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

**Treasurer:** Bruce Kulpa [bkulpa.surfsideiii@gmail.com](mailto:bkulpa.surfsideiii@gmail.com)

**Secretary:** Robert Meyer [bobmeyerss3@yahoo.com](mailto:bobmeyerss3@yahoo.com)

**Director at Large:** Thierno Barry [thiernoidiou@gmail.com](mailto:thiernoidiou@gmail.com)

## **CLUBHOUSE**

**ON-SITE PROPERTY MANAGER:** Monica Martinez [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) 1-805-488-8484

**OFFICE HOURS:** Monday through Friday 8 a.m. to 4:30 p.m.

Purchase of the following can be handled during posted office hours.

- gate responder,
- keycard for accessing the Clubhouse
- key to bicycle room storage
- master key to: pedestrian gates, gym room and elevators

**KEYCARD HOLDERS MAY USE THE CLUBHOUSE FACILITY**



**7 days a week between the hours of 6:00 a.m. until 8:30 p.m.**

**Everyone must vacate the clubhouse by 8:45p.m.**

## **LORDON PROPERTY MANAGEMENT**

Handles all, escrow, insurance, and collections matters. 1275 Center Court Drive, Covina, CA91724 [manager@surfsideiii.com](mailto:manager@surfsideiii.com) 1-800-729-5673

**CALL 911 FOR LIFE-THREATING EMERGENCIES**

After hours - **NON-LIFE THREATENING** -campus property emergency number: 1-626-967-7921

Surfsideiii COA Newsletter may be viewed at: [Surfsideiii.org](http://Surfsideiii.org)

- Posted on the bulletinboard in Clubhouse
- By emailing [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) and requesting that the monthly e-Newsletter be sent to the email address you have submitted.
- Mailing a request to: Surfside III COA, 600 Sunfish Way, Port Hueneme, CA 93041

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*By submitting any material for publication in the Surfside III COA newsletter to the listed contacts below, all individuals agree to indemnify, defend, and hold the association, its officers, directors, editors, members, representatives, managers, and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits arising out of or related in any way to their material published in this newsletter.*

**Questions related to the content of the newsletter may be addressed to the following and will be responded to in a timely manner:**

Andy Santamaria: [A67sand@aol.com](mailto:A67sand@aol.com) and/or Lya Findel: [SurfsideiiiLya@gmail.com](mailto:SurfsideiiiLya@gmail.com)