

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.  
OPEN BOARD MEETING WILL BE HELD  
SATURDAY, MARCH 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
  - Lya Findel – Vice-President
  - Bruce Kulpa – Treasurer
  - Robert Meyer - Secretary
  - Thierno Barry – Director

#### EXECUTIVE SESSION SUMMARY

#### GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA**
- **CONSENT AGENDA**
  - Expenditures (sample)
    - \$35,670 – Electrical Panels Installation
    - \$13,400 – Bathroom Floor Replacement (partial)
    - \$8,118 – Permit Processing
    - \$8,000 – Bldg 8 Pipe Purchases
    - \$7,877 – Backflow Valve Installation
    - \$7,280 – Landscaping Service
    - \$4,725 – Elevator Repair Penalty
    - \$4,120 - Irrigation
    - \$4,055 – Plumbing
    - \$2,481 – Arborist Tree Treatments
    - \$2,453 – Elevator Repairs
    - \$1,966 – Attorney
    - \$1,750 – Management Service
    - \$1,632 – Wood Repairs
    - \$1,100 – Pool Service
    - \$510 – Pest Control Services
    - \$357 – Printing and Postage
    - February 14, 2026, Open Board Minutes
- **COMMITTEE REPORTS**
  - Unit Modification Committee – 659 Reef Circle – Sliders and window replacement; 663 Reef Circle – window replacement

- **OFFICER REPORTS**
  - President
    - Hueneme HOA Coalition – update
    - Ormond Beach Lithium Battery Storage Conversion Discussion
    - Status of Balcony Repair Project
    - STR discussion with City
    - Maintenance of seal along Vinyl Windows/Slider Outside Borders
    - Rules and Regulations Review
    - Board Discussion
  - Vice-President
    - Board Discussion
  - Treasurer
    - Financial Discussion
    - Board Approval of Association Finances – SB 2912 for January 2026
  - Secretary
    - Board Discussion
  - Director
    - Board Discussion
  
- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
  - 631 Lighthouse Way – Townhome – replacement of garage side door
  - 645 Bluewater Way – Bldg. 8, 3<sup>rd</sup> floor – furnace replacement
  - 962 Lighthouse Way – Townhome – furnace replacement
  
- **LIENS**
  
- **NEXT MEETING** – The next meeting will be held at 10:00 am, April 11, 2026.
  
- **MEETING ADJOURNED**