

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.
OPEN BOARD MEETING MINUTES
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 - Present
Lya Findel - Vice-President – Present by phone
Bruce Kulpa - Treasurer - Present
Robert Meyer - Secretary – Scheduled Absence
Thierno Barry – Director - Absent

EXECUTIVE SESSION SUMMARY – Board discussed a violation with one owner and a request by another owner to place fines on hold, and approved the February 14, 2026, Executive Board Meeting Minutes.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA** – Andy Santamaria moves, Bruce Kulpa seconds, to add three additional architectural applications on the agenda. Motion passes 3-0-2 since Robert Meyer and Thierno Barry were absent.
- **CONSENT AGENDA** – Andy Santamaria moves, Bruce Kulpa seconds, to approve the consent agenda. Motion passes 3-0-2 since Robert Meyer and Thierno Barry were absent.
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** – Lya Findel presents a report on the two items below that were approved.

- Unit Modification Committee – 659 Reef Circle – Sliders and window replacement; 663 Reef Circle - window replacement

- **OFFICER REPORTS**
 - President
 - Hueneme HOA Coalition - update – Report provided.
 - Ormond Beach Lithium Battery Storage Conversion Discussion – Andy Santamaria moves, and Bruce Kulpa seconds, to send letter of objection to the project to several government agencies. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - Status of Balcony Repair Project – Report provided.
 - STR discussion with City – Report provided.
 - Maintenance of seal along Vinyl Windows/Slider Outside Borders – Report provided.
 - Rules and Regulations Review – Andy Santamaria moves, Lya Findel seconds, to approve the revised rules and to transmit the rules and fine schedule, which was previously approved, to the owners for review. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - Board Discussion
 - Vice-President – No Report
 - Board Discussion
 - Treasurer
 - Financial Discussion – Bruce Kulpa presents report.
 - Board Approval of Association Finances - SB 2912 for January 2026 – Andy Santamaria moves, Bruce Kulpa seconds, to approve the SB 2912 January 2026 report and to authorize the board president to sign the report on behalf of the board. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - Secretary – No Report
 - Board Discussion
 - Director – No Report
 - Board Discussion

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - 631 Lighthouse Way - Townhome - replacement of garage side door – Andy Santamaria moves, Bruce Kulpa seconds, to approve garage side door installation. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - 645 Bluewater Way - Bldg. 8, 3rd floor - furnace replacement - Andy Santamaria moves, Bruce Kulpa seconds, to approve furnace installation. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - 962 Lighthouse Way - Townhome - furnace replacement - Andy Santamaria moves, Bruce Kulpa seconds, to approve furnace installation. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - 562 Ebbtide Circle -Bldg 1, 2nd floor -front door replacement [added agenda item] - Andy Santamaria moves, Lya Findel seconds, to approve front door installation. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - 842 Bluewater Way – Bldg 8, 3rd floor – balcony netting [added agenda item] - Andy Santamaria moves, Bruce Kulpa seconds, to approve balcony netting installation. After discussion, Andy Santamaria moves, Bruce Kulpa seconds, to disapprove application since owner did not sign the application which indicated which product would be used. Motion to disapprove passes 3-0-2 with Robert Meyer and Thierno Barry being absent.
 - 572 Ebbtide Circle – Bldg 1, 1st floor – front door replacement [added agenda item] - Andy Santamaria moves, Lya Findel seconds, to approve front door installation. Motion passes 3-0-2 with Robert Meyer and Thierno Barry being absent.

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, April 11, 2026.
- **MEETING ADJOURNED** – Meeting adjourned at 11:09 am.

DRAFT