



1441 S. OCEAN BLVD.  
 POMPANO BEACH, FL 33062  
 PHONE: 954-785-8991  
 FAX: 954-782-2338  
 WEB: [surfridercondo.com](http://surfridercondo.com)  
 EMAIL: [customercare@surfridercondo.com](mailto:customercare@surfridercondo.com)

## Annual Surf Rider Newsletter November 2017

Dear Surf Rider Condominium Association Owners,

We regret to inform you of the passing of our longtime Board Secretary, beloved Kenneth P. Kaminisky. Ken's dedication and oversight at the resort will be missed. The entire Surf Rider family extends its sincerest condolences to his wife, Janet, and family. Ken's absence will require another election to be held at the upcoming Annual Meeting on Tuesday, February 6, 2018 at 7:00 pm.

Otherwise, 2017 has been another successful year at the Surf Rider under the direction of your Board of Directors, currently comprised of Kevin Harvey, President and Scott Lattimer, Vice President/Treasurer and acting Secretary. Thanks to an amazing and devoted staff, damage from Hurricane Irma was minimal and the resort was able to re-open within a few days after the storm passed.

The Board of Directors of the Surf Rider Condominium Association, Inc., is responsible for maintaining the grounds and property, while continuing to initiate improvements for the benefit of all owners and guests. This has been one of our most exciting years. There have been so many changes and upgrades, including parking lot resurfacing, roof maintenance, new upgraded BBQ, deep cleaning many rooms, including upholstery, new interior and exterior equipment, as well as small and large appliance replacements, room safes, lobby security gate at night, Order Inn Room Service Menu and much more.

We continue to strive to bring improvements, more comfort, quality vacation time and enjoyment to our owners and guests. Indeed, for the first time ever, based on scores compiled by RCI from September 1, 2016 – August 31, 2017, our resort achieved Gold Crown scores for the 2018 Resort Recognition Program awards (RRP).

Michael Sobel is our general manager ([Msobel@surfridercondo.com](mailto:Msobel@surfridercondo.com)). Nadia Shaver is the operations manager ([Nshaver@surfridercondo.com](mailto:Nshaver@surfridercondo.com)). Irwin Williams, C.P.A. is our controller and can be reached by telephone at: (954) 663-0620 or via email at: [IWilliams@surfridercondo.com](mailto:IWilliams@surfridercondo.com). The front desk can be reached by telephone at (954) 785-8991 or via email at: [customercare@surfridercondo.com](mailto:customercare@surfridercondo.com). For questions regarding Deed Backs and/or transfers and/or adding additional names with rights of survivorship you may contact attorney Jeff Sobel ([JeffreySobelLaw@gmail.com](mailto:JeffreySobelLaw@gmail.com)).

Please remember to return your annual PAYMENTS and COUPONS promptly and directly to the TD Bank lock box. It is solely the owners' responsibility to make sure that the annual assessment is paid by January 1, 2018. If you do not receive an invoice for 2018, please contact us immediately. PLEASE BE SURE TO PUT YOUR NEW SURF RIDER **CONTRACT NUMBER** ON YOUR COUPON ON ANY PAYMENTS.

### The 2018 Annual Maintenance Fees due on January 1, 2018 are as follows:

	Maintenance	Taxes	Reserves	Amount Due
1 bedroom / 1 bath:	\$494.52	\$19.12	\$63.87	\$577.51
1 bedroom / 1.5 bath:	\$496.23	\$24.01	\$63.87	\$584.11
2 bedroom / 1.5 bath:	\$591.36	\$25.41	\$76.65	\$693.42
2 bedroom / 2 bath:	\$592.29	\$28.65	\$76.65	\$697.59

We hope you enjoy your next stay at the resort. If there is anything we can do to improve your next visit, please let our staff know. Wishing all our Surf Rider family a happy and healthy holiday season and New Year.

Board of Directors

Kevin Harvey, President

Scott Lattimer, Vice President, Treasurer and acting Secretary

### **CHECK-IN AND CHECK-OUT**

➤ **CHECK-IN TIME IS SATURDAY AFTER 4 P.M. NO EXCEPTIONS!!!**

- **CHECK-OUT TIME IS SATURDAY AT OR BEFORE 10:00 A.M. NO EXCEPTIONS!!!** This is to ensure that housekeeping has time to clean and prepare 50 units for our incoming guests. There will be a \$40.00 per hour "Late Departure Fee" should you not depart by 10:00 a.m. If you will be a few minutes late please notify the front desk, or you will be charged \$40.00.
- **EARLY CHECKOUTS:** If you are checking out before 7:30 A.M. on any day, you may see the front desk clerk the night before you are leaving.
- If for some reason, your unit is not cleaned properly or you have maintenance problems upon checking in, please notify the front desk as soon as possible, as we do not staff those departments 24 hours a day.
- Before you depart:
  - strip all used linens from the beds, except for the mattress pads
  - put dirty dishes into dish washer and turn it on
  - remove the trash
  - Double-check for all your belongings to ensure that you don't leave anything behind!!!
- Your unit is inspected after you check out and your security deposit will be charged **\$100.00 and up for any excessive housekeeping, damage, abuse, broken or missing items, and TRASH NOT REMOVED FROM APARTMENT UPON CHECK-OUT.**

### **PHONE CALLS, FAXES, VOICEMAIL, AND WAKE-UP CALLS**

- The phone number that you should give your family and friends is our switchboard number: (954) 785-8991 and your room number is your extension.
- **Phone calls:** Just dial "9" for an outside line, wait for the dial tone and then dial the number as you normally would. There is no charge for local calls. Please note that you must dial the area code (954) for local calls, which means that all phone calls (both local and long-distance) require a ten-digit number. For in-house calls, simply dial the unit number of the room you wish to reach.
- **INTERNATIONAL CALLS:** Out of country calls are very expensive, and charged by the minute. We advise you to use your cell phone or calling card.
- **Faxes:** Our 24-hour fax number is (954) 782-2338. The charge for outgoing faxes is:  
LONG DISTANCE \$2.00 1st page, \$1.50 additional page  
INTERNATIONAL \$3.00 1st page, \$2.00 additional page  
All INCOMING faxes \$1.00 per page
- **Voicemail:** If the red message light on your phone is blinking, dial Star 8 (\*8) and follow the directions to retrieve your messages.
- **Wake-up calls:** Dial Star 1 (\*1) and follow the directions.

### **POOL AND JACUZZI RULES & REGULATIONS**

- **Guests are responsible for their own safety; we do not have a lifeguard.**
- **The Pool and Jacuzzi hours are dawn to dusk. Glass containers, bottles, and breakable items are strictly prohibited in the pool area.**
- Children under the age of 10 must be accompanied by an adult and should not use the Jacuzzi. All children must wear bathing suits and children who wear diapers must wear a diaper in the pool.
- Please shower and wash yourselves of sand before using the pool or Jacuzzi. Also, for the consideration of all our guests, please do not use scuba equipment in the pool.
- Pool/Spa lift is available upon request. Please contact the front desk (dial "0" from room phone).

### **BEACH ACCESS**

- Beach access is across the street. Carefully cross Ocean Blvd (A1A) and the path is located to the right of the brick wall, between the hedges. The access code at the gate is: **245.**

- When you return from the beach, please rinse yourselves of sand using the hose located near the front of the building on the north side before returning to your room or using the pool. Also, please clean yourselves of any tar from the beach and parking area before returning to your room by wiping yourselves using the solvent and rags in designated "tar removal area" near the hose area.

### **BEACH CHAIRS AND UMBRELLAS**

- The front desk has a limited supply of beach chairs, and umbrellas for your use. These may be rented from the front desk on a first come, first serve basis for:

\$10.00 + tax for each beach chair and each umbrella – per week

Please note that these rentals are nonrefundable and entitle you to usage of the chair, and umbrella for the whole week.

### **TOWEL EXCHANGE**

- Towels can be exchanged **once** during the week at the towel exchange room, which is located near the front of the building, adjacent to the hose you use to rinse off sand from the beach.
- Towel exchange time is **WEDNESDAY MORNING** between **10:00 A.M.** and **NOON**.

### **PARKING**

- We have limited parking for you and your guests. Because of our proximity to the beach, we occasionally have perpetrators who illegally use our parking lot and we have a towing company that removes all illegally parked vehicles. **Therefore, it is imperative that you display your parking permit on the driver's side of your dashboard at all times. Also, if you plan on having visitors, please come by the front desk to obtain a permit for their vehicle(s). Any vehicle not displaying a proper permit will be towed.**

### **TRASH & RECYCLING**

- Please dispose of your garbage in our waste removal area. **There is a dumpster and recycling bins located in a fenced-in area in the parking lot, near the back of the building, on the north side.** Plastic bottles, glass containers and aluminum cans should be placed in the yellow recycling bins; newspapers should be placed in the blue recycling bins. Please help us recycle and preserve the cleanliness and beauty of South Florida by disposing of your waste properly.

### **LAUNDRY & DISHWASHING**

- Every unit is equipped with coin-operated laundry machines. You can purchase laundry detergent, bleach, and fabric softener from a vending machine located in the front lobby for \$1.00/box. Dishwashing detergent is free, ask at front desk in the front lobby.

### **GRILL & VENDING**

- There is a soda machine and an ice machine located in the pool area behind the front lobby. Please be advised that the ice from the ice machine is for room usage only and **not for coolers**.
- There is a gas grill located in the pool area that our guests are welcome to use. Because the grill is shared by everyone, please operate it with care, remember to turn off the grill when you finish, and please clean it. **\$20.00 DEPOSIT FOR BBQ UTENSILS** (see front desk)

### **PETS & SMOKING**

- Pets are prohibited.
- Smoking of any kind is NOT PERMITTED in the rooms, pool, patios, balconies or common areas. There are 3 designated smoking areas:  
Outside front lobby door; Beach foot wash; West end of rear parking lot.  
\*A clean up fee of \$200.00 will be charged for smoking in prohibited areas.

### **UTILITY USAGE**

- Electricity is a scarce and expensive resource in Florida. If you are using air conditioning or heat, please close your windows and doors in order to help us conserve energy. Please use similar consideration with your water usage. Thank you and enjoy your stay!!!

### **SHUFFLE BOARD**

- You may use the shuffle board courts & equipment for a refundable cash deposit of \$20.00

### **TENNIS COURT**

- The Tennis Court is scheduled for complete renovation and replacement in 2018. Once completed, please check with the front desk for a gate key, racquets balls. You may use the court & equipment for a refundable cash deposit of \$20.00

### **The Surf Rider's Collection Policy**

1. Your annual maintenance, reserve and tax assessments will be mailed on or before December 1st at the last address recorded. If you do not receive your statement by December 10<sup>th</sup>, you must contact the Resort, as the timely payment of your account is solely your responsibility.
2. Your annual assessment is due by January 1<sup>st</sup> of each year. Failure to pay by January 1<sup>st</sup> 2018, will result in suspension and lockout of your unit-week including RCI privileges.
3. If your account is not paid in full and post marked prior to January 31<sup>st</sup>, a one-time late fee of \$25.00 per unit-week will be added to your account balance.
4. Service charges on your unpaid balance will accrue from February 1<sup>st</sup> at 1.5% per month until paid in full.
5. If your account has not been paid by March 1<sup>st</sup> of each year, it will be placed with our foreclosure Attorney and a \$500.00 administration fee will be automatically charged to your account. A lien will be filed on your unit-week and it will be recorded with Broward County.
6. Once your account is with the Attorney, all correspondence, payments, etc. must be made with the Attorney in accordance with Florida Statute 721.15(3), the Surf Rider cannot be involved after your assignment to the Attorney.
7. Your use of your unit-week, including RCI exchange privileges, will be suspended until your account is paid in full with the Attorney.
8. Attempts to make overdue payments at the time of check-in must be made in cash, cashier check, or money order, or credit card; as personal checks will not be accepted.

**Attention: in order to space bank a year in advance with RCI, it is required to send a pre-payment of at least \$550.00 for each week that you would like to deposit. However, at this point, we recommend you just pay the 2018 maintenance assessment in full. Do not forget to call RCI directly (1.800.338.7777) and deposit the week once the SurfRider receives your check.**

### **SURF RIDER CONDOMINIUM ASSOCIATION, INC. DEED BACK POLICY**

The Surf Rider deed back policy states that an owner who is current may deed back their unit at the sole discretion of the Board upon payment of a \$1,500.00 administration fee.

The process is as follows: Send a \$1,500.00 check made payable to: "Surf Rider Condominium Association" directly to the Surf Rider at 1441 South Ocean Blvd., Pompano Beach, FL 33062, along with a letter requesting the deed back. We also need your unit/week, full name(s), current address and marital status. If you have a copy of your recorded deed that would be helpful.

The attorney's office will verify your unit/week is current, draft a Quit Claim Deed with specific instructions for you to execute and return for recording. Upon return of the properly executed deed it will be recorded and your ownership obligations will cease.

# Please Return to :



1441 S. OCEAN BLVD.  
POMPANO BEACH, FL 33062  
PHONE: 954-785-8991  
FAX: 954-782-2338  
WEB: [surfridercondo.com](http://surfridercondo.com)  
EMAIL: [customer-care@surfridercondo.com](mailto:customer-care@surfridercondo.com)

## SURF RIDER CONDOMINIUM ASSOCIATION, INC. 2018:

UNIT(S): \_\_\_\_\_

WEEK(S): \_\_\_\_\_

OWNERS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **Please check one of the following:**

Owner will occupy unit \_\_\_\_\_

Owners guest will occupy unit

Name: \_\_\_\_\_

Owner space banked with RCI \_\_\_\_\_

Please put up Rent the full week \_\_\_\_\_

Please put up for rent these days \_\_\_\_\_

Must call Resort for cot request.

I authorize Surf Rider to rent my unit for the year \_\_\_\_\_

IN CONSIDERATION OF THE SURFRIDER CONDOMINIUM ASSOCIATION, INC. RENTING OF THE ABOVE CAPTIONED PROPERTY, A 20% ADMINISTRATION FEE SHALL BE DUE AND PAYABLE TO THE ASSOCIATION, AND AS SUCH, AGREE THAT THE ADMINISTRATION FEE AND CREDIT CARD CHARGES (WHERE APPLICABLE), WILL BE DEDUCTED FROM THE RENTS COLLECTED, WITH THE BALANCE THEN FORWARDED TO THE OWNER.

Signature \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_