

Surf Rider Condominium Association, Inc.
Annual Budget
January through December 2020

	Budget 2019	Budget 2020
Income		
Maintenance, Taxes & Reserves		
Maintenance Fees -Net of Surf Rider Units)	900,000	989,937
Reserves	116,820	121,612
Real Estate Assessments	43,740	65,086
Legal Deed Backs	30,000	15,000
Legal Foreclosure Income		
Transfer Fees	2,700	3,375
Internal Exchanges	8,600	9,700
Late Fees	3,800	3,250
	1,105,660	1,207,960
Rental Income		
Rental Of Association Weeks	110,000	61,000
Rental Commissions	28,000	21,500
Credit Card Processing Fees	8,500	7,800
	146,500	90,300
Surf Rider Shared Services		
	88,000	88,000
Other Income		
Interest Earned	6,000	10,000
Other Income	7,000	7,000
Vending	1,200	1,500
Surfrider Sales	15,000	9,000
Telephone	250	-
Laundry	1,800	3,000
	31,250	30,500
Total Income	1,371,410	1,416,760
Expenses & Reserve Funding		
Payroll, Taxes & Fringes		
Housekeeping Labor	135,000	158,000
Maintenance Labor	75,000	72,615
Administration-Labor-Manager & Acct Under Contractual Serv	217,568	208,060
FICA/Medicare	27,736	32,960
Taxes - State U.C.	6,000	5,150
Taxes - Federal U.C.	900	927
Health Insurance	9,000	12,500
Workers Comp Claims	-	-
Payroll Processing Fees	3,300	3,000
	474,504	493,212
Utilities		
Electricity	48,000	41,000
Water	37,000	45,000
Gas	16,500	13,400
Garbage	8,000	8,700
Internet	5,500	5,600
Telephone - Office	8,300	7,300
Cable	9,100	11,700
	132,400	132,700
Repairs & Maintenance		
Maintenance & Supplies	45,500	39,939
Elevator Service Contract	5,800	5,400
Elevator Repairs	1,500	1,600
Housekeeping - Supplies	9,000	17,000
Unit Cleaning	12,000	1,750
Pest, Sewer, Fire	9,000	10,500
Lawn Maintenance	12,000	11,100
Lawn Maintenance-Surf Sider	2,400	2,400
Tree Trimming	6,000	3,000
Uniforms	400	-
Pool Expenses	27,000	16,000
Depreciation	7,500	10,367
Security	-	-
Beach Supplies	500	500
	138,600	119,556
Insurance		
	118,157	121,702
Overhead Costs		
Auditing	11,550	12,100
Advertising	7,800	5,200
Bad Debts	-	34,640
Bank Charges & Credit Card Processing Fees	25,000	23,600
Contracted Property Manager	144,000	144,000
Legal Foreclosures	-	-
Legal	15,000	12,750
Office Supplies	12,500	11,500
Postage	9,000	6,000
Surf Rider Activities	11,000	10,000
Software Maintenance Fees	5,134	5,500
Computer Consultant	13,020	13,200
Licenses & Permits	2,500	2,500
Fees Payable to the Division of Condominium	5,100	5,100
Taxes-IRS	26,000	18,000
Small Equipment Purchases	-	-
Miscellaneous	2,000	2,000
Property Taxes	63,352	64,000
Board Expenses	5,500	7,500
Other		
	358,456	377,590
Reserve Funding		
	172,000	172,000
Total Expenses and Reserve Funding	1,394,117	1,416,760

NOTE: 2019 AUDIT REPORT WILL BE AVAILABLE TO ANY OWNER AT NO CHARGE AFTER 3/31/2020

FEBRUARY 4, 2020
ANNUAL MEETING OF THE MEMBERS
of the
SURF RIDER CONDOMINIUM ASSOCIATION, INC.

The Annual meeting of the Members of the Surf Rider Condominium Association, Inc. was held at the Surf Sider Resort, 1443 S. Ocean Blvd., Pompano Beach, FL 33062, on Tuesday, February 4, 2020. The meeting was called to order at 7:00 P.M. by Vice President/Treasurer, Scott Lattimer. Kevin Harvey, President, was unable to attend due to a personal matter. Joseph Baris, Jr., Secretary, was present. Michael Sobel, General Manager/LCAM, welcomed the Members present. Also in attendance were Nadia Shaver, Assistant Manager/LCAM; Alex Kalinin, Controller; and Attorneys Jeffrey Sobel and Brian Sobel, of the Sobel Law Firm, to oversee the election process.

Vice President Lattimer confirmed proper notice of the Annual Meeting, General Manager Sobel confirmed mailing and file Affidavit (First Notice on 11/29/2019 and Second Notice on 1/10/2020. Vice President Lattimer appointed an Election Committee consisting of Attorneys, Jeff Sobel and Brian Sobel, Assistant Manager Nadia Shaver, and Owner Representatives, Donna Sammartano and Dottie Knebl, Inspectors of Elections. The entire ballot and counting process was overseen by attorney, Michael Sobel.

Vice President Lattimer also covered the purpose of the Annual Owners Meeting, to review the associations financial results for the year 2019; report on current operations; conduct the election of the board of directors; and any other business matters as lawfully permitted. Parliamentary procedures will be followed throughout the meeting and agenda. Following all subject matter and Board discussions, owners may speak on the subject for no more than three (3) minutes each.

1. Reading and Ratification of the 2019 Annual Meeting Minutes:

A motion to waive and approve the reading of the previous year's minutes.

MOVED BY: Joseph Baris, Jr., Secretary

SECONDED BY: Scott Lattimer, VP/Tres.

The Motion was approved unanimously by the Board of Directors and owners in attendance.

2. Financial Update, status of audit and 2020 proposed budget:

Presented by Alex Kalinin, Controller: The 2020 proposed Budget that had been prepared, sent to all owners in the First Notice of Meeting mailout and the State of Florida/DBPR, was explained line by line. All owner questions were answered.

A motion to approve the 2020 Proposed Annual Budget was made.

MOVED BY: Joseph Baris, Jr., Secretary

SECONDED BY: Scott Lattimer, VP/Tres.

The Motion was approved unanimously by the Board of Directors and owners in attendance.

3. Status of the Surf Rider presented by General Manager, Michael Sobel and Assistant Manager, Nadia Shaver: Many items were discussed, including without limitation, capital improvements, such as carpet, murphy beds, paint and tile floors. Owner questions about the operation were answered, including rentals, guests, deed backs, booking.com, RCI, etc.

A motion to authorize staff to sign a contract for the RCI Rental Program, subject to verifying the rental rates, and to sign a contract with Maid For That to outsource the maintenance, housekeeping and janitorial staff was made.

MOVED BY: Joseph Baris, Jr., Secretary

SECONDED BY: Scott Lattimer, VP/Tres.

The Motions were approved unanimously by the Board of Directors and owners in attendance.

A motion to authorize staff to sign a contract with S FL Utilities for the replacement of sewage pumps, subject to verifying the current price, was made.

MOVED BY: Joseph Baris, Jr., Secretary

SECONDED BY: Scott Lattimer, VP/Tres.

The Motion was approved unanimously by the Board of Directors and owners in attendance.

4. **Count of ballots by Proxy and those present:** Counted by Assistant Manager Nadia Shaver, Attorney, Jeff Sobel, Attorney Brian Sobel, and Donna Sammartano and Dottie Knebl, Owner Representatives. The results were presented to the Board of Directors by Attorney Michael Sobel, General Manager/LCAM, who presented them to the membership.

Quorum requirement (per Bylaws Exhibit "E" 2.b) requires a majority (50% plus 1) or 1,267 for a quorum: Surf Rider consists of 2,534 total units; 153 are more than 2 years delinquent leaving a total of 2,381. 804 units are Association owned; 275 proxies were received, along with 508 ballots; and 88 unit owners were in attendance; making the total for quorum purposes: $804 + 275 + 508 + 88 = 1,675$.

1,191 (50% + 1) needed for a quorum. 1,675 at tonight's meeting means a quorum has been established both to conduct Surf Rider Condominium Association, Inc., business and for the 20% required to hold an election.

Elections: State requires 20% of the ownership which equals 476. We have 508 voting Members meeting the 20% State Requirements. **Individual votes cast were: Joseph Baris: 404, Kevin Harvey 409, Scott Lattimer 417 and William Michael Villegas, II 162. Based on the election results, those three elected as this year's Board members were Kevin Harvey, Scott Lattimer and Joseph Baris, Jr.**

Manager Sobel congratulated those elected and thanked those that were not.

5. **Old Business** - None
6. **New Business:**

A motion to set the 2021 Termination Vote early on Tuesday, May 5, 2020, at 10:00 am was made.

MOVED BY: Joseph Baris, Jr., Secretary

SECONDED BY: Scott Lattimer, VP/Tres.

The Motion was approved unanimously by the Board of Directors and owners in attendance.

A motion to amend the recorded documents and permanently waive the second Termination Vote in 2031 and continue indefinitely as a Time Share Association was made.

MOVED BY: Joseph Baris, Jr., Secretary

SECONDED BY: Scott Lattimer, VP/Tres.

The Motion was approved unanimously by the Board of Directors and owners in attendance.

A motion to amend the recorded documents and change the 1-year term limit to a 2-year term limit for the Board of Directors commencing in 2021 was made.

MOVED BY: Joseph Baris, Jr., Secretary
SECONDED BY: Scott Lattimer, VP/Tres.
The Motion was approved unanimously by the Board of Directors and owners in attendance.

Scott Lattimer made a Motion to Adjourn Owners Meeting, Seconded by Michael Sobel.
Vote in Favor: Unanimous

WHEREAS, pending confirmation by legal counsel, but in light of the fact that there is a quorum upon proper advance notice sent to all members,

WHEREAS, the voting interests associated with units delinquent in the payment of more than 2 years of assessments were suspended by Statute,

WHEREAS, a quorum, consisting of a majority of the total eligible voting interests attributable to all unit weeks, was attained as a result of participation, including previously received Limited Durable Powers of Attorney designating, Scott Lattimer, vice president, as the owners proxy on a early Termination Vote,

A motion to NOT terminate the timeshare and extend the interval ownership plan for the Surf Rider Interval Ownership Resort Condominium is extended for a period of ten (10) years from 12:00 noon the first Saturday in the year 2021 until 12:00 noon the first Saturday in the year 2031, unless sooner terminated or extended by action of the members, was made.

MOVED BY: Joseph Baris, Jr., Secretary
SECONDED BY: Scott Lattimer, VP/Tres.

The Motion was approved unanimously by the Board of Directors, owners and proxyholders in attendance. (2,534 Total Units – 153 Units delinquent more than 2 years = 2,381 divided by 2 = 1,190.5 + 1 = 1,192 {50% + 1} NO Votes: 263 Scott Lattimer LPOA + 804 Surf Rider owned unit/weeks + 88 owner attendees +275 meeting proxies + unanimous total NO termination vote was 1,430).

Immediately following the Annual Meeting Scott Lattimer called to Order a Board of Directors Meeting at 8:20 PM. The only Agenda item is to elect new Board Officers.

Scott Lattimer made a Motion to Nominate Kevin Harvey, President. Scott Lattimer, Vice President & Treasurer. Joseph Baris, Jr., Secretary.

The Motion was seconded by Kevin Harvey.

Vote in Favor: Unanimous.

Subsequent to the meeting, the Board held an executive Board Meeting and unanimously agreed to:

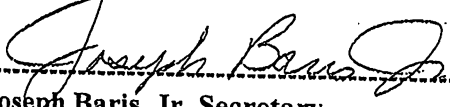
Kevin Harvey to serve as President

Scott Lattimer to serve as Vice President & Treasurer

Joseph Baris, Jr. to serve as Secretary

Scott Lattimer made a Motion to Adjourn the Board Organizational Meeting, Seconded by Joseph Baris, Jr.
Vote in Favor: Unanimous.

Meeting Adjourned at 8:23 PM.



Joseph Baris, Jr, Secretary

February 4, 2020



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Annual Surf Rider Newsletter November 2019

Dear Surf Rider Condominium Association Owners,

2019 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 Joseph Baris, Secretary. The next Annual Owner's Meeting is set for Tuesday, February 4, 2019 at 7:00pm at Surf Sider 1443 S Ocean Blvd., Pompano Beach, FL 33060.

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. In addition to the normal maintenance, upgrades and repairs, the Association lost revenue due to a week mandatory Hurricane closure and spent nearly \$37,000.00 on emergency pool system repairs that took nearly 10 days to complete.

We continue to strive to bring improvements, more comfort, quality vacation time and enjoyment to our owners and guests. Indeed, based on scores compiled by RCI from 2019 the Surf Rider Resort has again attained Silver Crown status and highly recommended. Upon arrival, you may notice many improvements, including new interior paint, new carpet, new pool lights, new spa surface, new showerheads, rods and curtains, deep cleaning, popcorn ceiling removal, new Murphy Beds in some rooms, new dryer and A/C pans, vents, new tile floors in 11 rooms, parking lot striping and so much more. Virtually every operating system has been evaluated, updated and improved. We are proud of the regular compliments about the resort cleanliness, upgrades and improvements.

Michael Sobel is our general manager (Msobel@surfridercondo.com). Nadia Shaver is the operations manager (Nshaver@surfridercondo.com). Alex Kalinin is our controller and can be reached by telephone at: (954) 785-8991 ext 102 or via email at: Akalinin@surfridercondo.com. Kayla Grieco is Administrative assistant (all inquiry regarding RCI and Internal Exchange) can be reached at 954-785-8991. The front desk can be reached by telephone at (954) 785-8991 or via email at: 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).

Please remember to return your annual PAYMENTS and COUPONS promptly and directly to the TD Bank lock box. They have been mailed out with a breakdown of the taxes, maintenance and reserves. It is solely the owners' responsibility to make sure that the annual assessment is paid by January 1, 2020. If you do not receive an invoice for 2020, please contact us immediately. **PLEASE BE SURE TO MAIL A SEPARATE CHECK WITH EACH COUPON AND PUT YOUR SURF RIDER CONTRACT NUMBER ON ANY PAYMENTS TO AVOID A DELAY IN YOUR ACCOUNT BEING PROPERLY CREDITED.**

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. We wish all of our Surf Rider family a happy and healthy holiday season and New Year.

Board of Directors

Kevin Harvey, President

Scott Lattimer, Vice President, Treasurer

Joe Baris, Secretary

Enclosure: 2020 Proposed Budget