



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)

## Surf Rider Newsletter June 2022 - Volume 1

Dear Surf Rider Condominium Association Owners,

We are so happy that you are owners at The Surf Rider Condominium Resort, and we'd like to kick off the beginning of the summer season with some of the exciting events and building projects that are currently underway or projected to commence at some point this year.

Since many of our owners are from out of state or international, we would like to emphasize the importance of updating your contact information in writing or via email, so that we can update you on all the happenings at the resort.

### **Surf Rider Condominium Board of Directors and Staff**

Our Board of Directors: Joseph Baris, Jr., President; Allen Shelton, Vice President and Treasurer; and, Deborah Schlesinger, Secretary.

Michael Sobel is our general manager ([Msobel@surfridercondo.com](mailto:Msobel@surfridercondo.com)).

Nadia Shaver is our operations manager ([Nshaver@surfridercondo.com](mailto:Nshaver@surfridercondo.com)).

Judy Storck is our new comptroller ([Jstorck@surfridercondo.com](mailto:Jstorck@surfridercondo.com)). Please stop in and introduce yourself or call her at: 954-785-8991 ext. 152.

Kayla Grieco is our new assistant manager at ([Kgrieco@surfridercondo.com](mailto:Kgrieco@surfridercondo.com)).

Tom Agiesta manages the front desk, along with new hires Jasmine, Gemma and Jade.

***The Surf Rider Condominium Association, Inc., can boast about being one of the very few local area facilities that employ four Florida licensed Community Association Managers (CAM): Michael, Judy, Nadia and Kayla.***

Factoid: Did you know that the Surf Rider resort is in the city of Lauderdale-By-The-Sea, even though it has a mailing address of Pompano Beach?

### **Bang for Your Buck**

The Board of Directors has proudly succeeded during the last decade in maintaining one of the lowest annual time share maintenance fees in the area, while keeping up with increasing maintenance and labor costs, and higher real estate taxes. The Board has continuously authorized improving the overall resort and vacation experience.

We are working hard on trying to increase rental revenues to offset capital improvements and the overall increasing costs of operation, including inflation costs and the unexpected/unbudgeted 2022 insurance premium increase of about \$145,000.

As of December 31, 2022, the owner sales promotion will end with over eighty unit/weeks sold!

A special thanks to our Board of Directors for the COVID-19 free week program that allowed hundreds of domestic and foreign owners to take advantage of some weeks missed during the pandemic.

A special thanks to all our staff that resulted in some of the highest feedback scores ever received through RCI.

A special thanks to the original developer for building some of the largest vacation suites and swimming pool in the South Florida area.

Lastly, a special thanks to the Almighty for putting the ocean across the street and filling it with fish.

We sincerely hope you enjoy your stay at the resort. If there is anything we can do to improve your next visit, please let our staff know. Owner suggestions are always welcome!

### **Week 53**

**Week 52 owners have until June 15, 2022, to reserve and pay for a Week 53 (December 31, 2022 – January 7, 2023). After June 15, 2022, any owner may rent week 53 for the price of the annual maintenance fee. FIRST COME FIRST SERVE.**

### **Contest**

Anyone who can spot a spelling error in this newsletter will get a prize. Please email any spelling errors to [msobel@surfridercondo.com](mailto:msobel@surfridercondo.com). The deadline for submissions is July 1, 2022.

### **Events and Happenings at The Surf Rider Condominium**

- A day we all look forward to is “Hot Dog Day” Free Hot Dogs are served by the pool on Thursdays at 12:00 pm. Coffee and lemon water are available in the lobby.
- Complimentary water aerobics class takes place on Wednesdays at 10:00 am with instructor, Joelle (weather permitting).
- A concierge program is available, and guests/owners can book their adventures with a Front Desk agent.
- We are thinking of starting a Bingo Day. Stay tuned for details.

### **Building Projects**

- All the phone systems have been updated. Wi-Fi has been checked and monitored by our Internet services company. A new device will be installed in the lobby area.
- Signs have been installed in the bathrooms to help prevent guests/owners from flushing items down the toilet that shouldn't be flushed.
- ‘DO NOT FEED IGUANAS’ signs have been placed on the property.

### **Completed Projects**

- Remodeling of seven kitchens and bathrooms has been completed in units 107, 117, 217, 317 (pipes were also changed), 303, 216, 102,
- Lights by the pool canopy have been added.
- The sewer central line was cleaned, and jet washed.
- We have new tables and umbrellas by the pool area and first floor balconies.
- New covers were purchased for the pool lifts.
- New coffee table/ottomans have been specially made and installed, along with matching fabric upholstered kitchen chairs in every room.
- The new waterproof pool canopy was installed.

### **Projects on the horizon and in the near future**

- Deep Cleaning started on Thursday, June 2, 2022. The following week those rooms will have paint touch-ups.
- New lounges for the patios are needed, and we are getting quotes for this project.
- We ordered a new table and 4 chairs to be placed on the deck around the pool for more common area seating.
- The main pipe in the courtyard will be replaced due to the large amounts of corrosion (probably around the September timeframe). We will keep you apprised as to impacts to the building such as water shut offs and timing as soon as we know.
- Rooms are being re-painted as needed.
- We are looking into installing a new fence and gate around the dumpster area, as well as freshening up the big wall mural.
- All drapes in the rooms are being cleaned.
- We are working on removing popcorn ceilings in all rooms (this is an on-going project).
- We hope to be remodeling between five and ten more rooms during the summer and fall. As part of this process, pipes will need to be inspected and, if necessary, replaced.
- The roof is being regularly maintained and inspected, along with the roof compressors and A/Cs.
- We continuously check all rooms and any hallways that may need to be painted and/or patched.
- A new Murphy Bed has been installed in 114.
- New shrubs are being planted around the property as needed.
- We will be getting quotes on duct vent cleaning.
- Furniture will be steam cleaned as necessary.

### **Update Your Contact Information**

ALL owners are required to provide current contact information, including mailing addresses, emails, and cell phone numbers. Please email any changes to: [customercare@surfridercondo.com](mailto:customercare@surfridercondo.com).

### **Annual Maintenance Payments**

Your annual maintenance, reserve and tax assessments are always due on January 1<sup>st</sup> of every year. Making the timely payment of your account is solely your responsibility. Avoid late penalties and service charges. All owner units must be paid in full before attempting to check-in to ANY unit/week.

Failure to pay all annual assessments by January 1<sup>st</sup> of each year, will result in suspension and lockout of your unit-week(s), including RCI privileges and right of rental.

### **Deed Back Policy**

One of the greatest benefits of owning a Surf Rider time share real estate vacation is that when life changes occur, you can deed back your ownership for \$1,500 (if your account is current). Contact Michael Sobel for further details and policy information at: [msobel@surfridercondo.com](mailto:msobel@surfridercondo.com).

### **Check-In and Check-Out**

CHECK-IN TIME IS SATURDAY AFTER 4 P.M.

CHECK-OUT TIME IS SATURDAY AT OR BEFORE 10:00 A.M.

Please remember to verify the calendar dates for your week as they change each year.

### **Non-Smoking**

The Surf Rider is a smoke free facility, including cigarettes, cigars, pipes, and all forms of vapes and mechanical devices. Please refrain from smoking in the units, balconies, and common areas of the property (except the designated areas). This includes the pool area. Any violators will be charged \$200.

### **BBQ Grill**

Please clean the grill after using it. Please be courteous of other guests wanting to use the BBQ and respect the posted time schedule during busy holidays and peak season.

Sincerely,

Michael Sobel, General Manager  
Surf Rider Condominium Association, Inc.