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Surf Rider Newsletter July 2022 - Volume 2

Dear Surf Rider Condominium Association Owners,

The Mis-Spelling contest is over. Congratulations to the 14 owners that played along and found at least one spelling error in the June 2022, Newsletter. Your Starbuck's Gift Certificate prize has been mailed.

In case anyone is interested, the mis-spelled word in last month's contest was **SUBMISIONS** that should have been spelled **SUBMISSIONS**.

Surf Rider Condominium Board of Directors and Staff

Joseph Baris, Jr., President; Allen Shelton, Vice President and Treasurer; and, Deborah Schlesinger, Secretary.

Michael Sobel is our general manager (Msobel@surfridercondo.com).

Nadia Shaver is the operations manager (Nshaver@surfridercondo.com).

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

Kayla Grieco is our assistant manager at Kgrieco@surfridercondo.com.

Tom and Isabel are still working hard at the front desk, along with Jasmine.

Factoid: Sea turtle nesting season in South Florida runs from **March 1st through October 31st**.

Projects

The Surf Rider Board of Directors has authorized the purchase of 22 exquisite blue fabric lounge chairs for the first-floor balconies.



The board has also approved a proactive capital maintenance replacement of the main sewer line which will take about 4-5 days in late September.

Contractor proposals are in for complete remodeling of another 5 rooms approved by the board (208, 101, 207, 116 and 209). Upon completion that will be over 20% of the resort done.

As you know, last year the new pool canopy was installed, along with new pool umbrellas, balcony tables and chairs, small drink tables, plus remodeling 7 rooms (117, 217, 317 [pipes were also replaced] 107, 303, 216 and 102).

New coffee table/ottomans have been specially made and installed, along with matching fabric upholstered kitchen chairs in every room.

New emergency telephones have just been installed in both elevators and will ring to the 24-hour dispatch at Oracle Elevator Company.

The maintenance on an older building like ours near the beach is daily and constant. We are very lucky to have an extraordinary maintenance supervisor in Ramon. He has been a major factor in keeping your annual maintenance fees so low.

The Deep Cleaning is almost completed in every room, including drapes, furnishings, and appliances.

Week 53

Week 53 (December 31, 2022 – January 7, 2023) is now open for anyone to rent. Any owner may rent week 53 for the low price of the annual maintenance fee. FIRST COME FIRST SERVE.

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

Consider Making Partial Payments in Advance

The Surf Rider annual maintenance fees have not kept pace with inflation, rising labor costs, maintenance, equipment and operating expenses, utilities, or insurance premiums. Your Board of Directors has stretched every dollar and found ways to consistently maintain one of the lowest timeshare maintenance fees in South Florida, through cost cutting and increased rental revenue.

A one-bedroom unit week at Surf Sider behind us is now \$890 per year, while its sister timeshare, Silver Seas in Fort Lauderdale, was \$975 in 2022. Both those resorts have planned further increases in 2023.

Almost all local timeshares have seen continuous annual increases in maintenance fees during the past 10 years for all the same reasons that you are experiencing in your own lives.

While the Surf Rider board has been steadfast in maintaining virtually the same maintenance fees over the past decade, (Surf Rider 1-bedroom has been \$602.00 or \$609.00 for several years), they likely will have no choice but to anticipate a modest increase on January 1, 2023, especially considering the unexpected/unbudgeted \$145,000.00 increase in our property

insurance premiums resulting from the well-publicized insurance problems in the State of Florida. The 2022 property insurance premium increase is, in all likelihood, a future trend.

Although the amount of any increase that the board may have to consider and approve in 2023, is not yet certain, please consider your own personal financial situation and if necessary, start sending partial payments in advance that we can apply now towards the January 1, 2023, annual maintenance fee.

Any number of partial payments can be sent immediately to the attention of Michael Sobel, general manager, at the Surf Rider address. Many owners already make advance maintenance fee payments, either to space bank with RCI a year ahead, or to make it very painless when the annual fees are due on January 1st of each year.

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 going to start playing real BINGO in peak season and continue to do so based on attendance and success.

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.

Annual Maintenance Payments

Your annual maintenance, reserve and tax assessments are always due on January 1st 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 1st 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.

