

**Surf Rider Condominium Association, Inc.**  
**2023 Proposed Annual Budget**  
**January 1 through December 31, 2023**

	Budget 2022	Proposed Budget 2023
<b>Income</b>		
<b>Maintenance, Taxes &amp; Reserves</b>		
Maintenance Fees	963,940	1,137,942
Reserves	115,674	115,674
Real Estate Assessments	61,817	61,817
Legal Deed Backs	30,000	45,000
Transfer Fees	8,400	6,000
Internal Exchanges	7,725	8,000
Late Fees	2,475	3,000
	<b>1,190,031</b>	<b>1,377,433</b>
<b>Rental Income</b>		
Rental Of Association Weeks	104,511	106,145
Rental Commissions	11,942	24,350
Credit Card Processing Fees	6,834	8,498
	<b>123,287</b>	<b>138,993</b>
<b>Surf Rider Shared Services</b>	<b>88,000</b>	<b>91,000</b>
<b>Other Income</b>		
Interest Earned	1,402	1,402
Other Income	3,075	3,000
Vending	800	800
Surfrider Sales	35,720	50,000
Laundry	2,461	3,000
	<b>43,458</b>	<b>58,202</b>
<b>Total Income</b>	<b>1,444,776</b>	<b>1,665,628</b>
<b>Expenses &amp; Reserve Funding</b>		
<b>Payroll, Taxes &amp; Fringes</b>		
Housekeeping Labor	110,703	120,000
Maintenance Labor	62,400	62,400
Administration-Labor-Manager & Acct Under Contractual	249,894	281,902
FICA/Medicare	20,233	22,834
Taxes - State U.C.	2,367	2,400
Taxes - Federal U.C.	377	455
Health Insurance	15,708	6,444
Payroll Processing Fees	2,591	3,000
	<b>464,273</b>	<b>499,445</b>
<b>Utilities</b>		
Electricity	34,431	40,000
Water	53,516	50,000
Gas	12,320	20,000
Garbage	8,845	8,900
Internet	7,383	9,307
Telephone	8,718	12,413
Cable	12,115	15,041
	<b>137,328</b>	<b>155,661</b>
<b>Repairs &amp; Maintenance</b>		
Maintenance & Supplies	18,155	20,000
Elevator Service Contract	4,061	4,500
Elevator Repairs	1,000	6,000
Housekeeping - Supplies	16,513	25,000
Pest, Sewer, Fire	11,894	20,000
Lawn Maintenance	11,100	10,000
Lawn Maintenance-Surf Sider	2,400	3,000
Tree Trimming	6,000	6,000
Pool Expenses	14,400	15,827
Depreciation	1,800	1,800
Beach Supplies	500	500
	<b>87,823</b>	<b>112,627</b>
<b>Insurance</b>	<b>151,359</b>	<b>310,000</b>
<b>Overhead Costs</b>		
Auditing	11,500	12,000
Advertising	5,386	5,386
Bad Debts	114,143	100,000
Bank Charges & Credit Card Processing Fees	22,308	25,000
Contracted Property Manager	150,000	150,000
Legal	9,000	6,000
Office Supplies	7,670	8,000
Postage	7,147	5,000
Surf Rider Activities	7,217	7,000
Software Maintenance Fees	5,561	5,561
Computer Consultant	13,272	15,000
Licenses & Permits	2,372	2,531
Fees Payable to the Division of Condominium	5,100	5,100
Miscellaneous	2,000	-
Property Taxes	61,817	61,817
Board Expenses	7,500	7,500
	<b>431,993</b>	<b>415,895</b>
<b>Reserve Funding</b>	<b>172,000</b>	<b>172,000</b>
<b>Total Expenses and Reserve Funding</b>	<b>1,444,776</b>	<b>1,665,628</b>

NOTE: 2021 AUDIT REPORT WILL BE AVAILABLE TO ANY OWNER AT NO CHARGE AFTER 3/31/2023

FEBRUARY 7, 2023

BOARD OF DIRECTORS ANNUAL MEETING  
of the  
SURF RIDER CONDOMINIUM ASSOCIATION, INC.  
(No Election)

The Board of Directors Meeting of the Surf Rider Condominium Association, Inc. was held at the Surf Rider Resort, 1441 S. Ocean Blvd., Pompano Beach, FL 33062, poolside and via Zoom, on Tuesday, February 7, 2023. The meeting was called to order at 7:03PM by Joseph Baris, Jr., President, via FaceTime on telephone from a cruise ship in the Panama Canal, who along with Vice President/Treasurer, Allen Shelton and Deborah Schlesinger, Secretary, were present in person. Michael Sobel, General Manager/LCAM, was also present, along with Judy Storck, Comptroller, Kayla Grieco, Operations Manager, Tom Agiesta, Front Desk Manager, via Zoom, Jeff Sobel, Association Counsel, and Ramon Centeno, Maintenance Supervisor, in person.

General Manager Sobel confirmed proper mailing to all owners and Notice of the Board of Directors Meeting took place in compliance with Florida Law: First Notice on October 12, 2022 (including a copy of the proposed 2023 Surf Rider Annual Budget); Second Notice on January 5, 2023. (All Notices were also sent via email as a courtesy to those owners that have provided their emails).

Pre-Meeting owner proxies totalled 295, including 286 nominating Joseph Baris, President, 2 for Allen Shelton, VP/Treasurer, 2 for Debbie Schlesinger, Secretary and 5 for Michael Sobel, General Manager. Also present both in person poolside and on Zoom were owners representing 686 unit/weeks totaling 972. Upon which Joseph Baris, President declared a Quorum of greater than 50% (excluding Association owned unit/weeks).

A Motion was made by Allen Shelton, Vice President/Treasurer to approve the February 6, 2022 Annual Meeting Minutes. Seconded by Debbie Schlesinger, Secretary, The Motion was approved unanimously by the Board of Directors.

Judy Storck, Comptroller, reviewed the proposed 2023 Surf Rider Annual Budget. Each Board Member had an opportunity to speak and ask questions about the budget. Then questions were asked and answered of both in-person and Zoom owners. Additional copies of the proposed budget were also available to owners at the meeting.

A Motion was made by Allen Shelton, Vice President/Treasurer to approve and adopt the 2023 Surf Rider Proposed 2023 Annual Budget. Seconded by Debbie Schlesinger, Secretary, The Motion was approved unanimously by the Board of Directors.

Kayla Grieco, Operations Manager, reported on 2022 purchases, cost cutting measures and Association policies and procedures, along with the general resort operation and future goals.

Michael Sobel, General Manager, reported on the capital improvement projects, completed and planned, the 40-year certification, engineering inspection and reserve study underway.

Each Board Member had an opportunity to speak to the owners about general matters.

All owners then had an opportunity to speak and ask any questions to the Board and Staff.

New Business: Owner, Dr. Martin Horenstein, made a Motion on behalf of the owners to extend the current two-year board term to a three-year term. Owner Barbara Linder, seconded the Motion along with several other owners. A vote taken by all owners present in-person, via Zoom and proxyholders was unanimously in favor of the permanent three year term, the next election occurring in February, 2026.

Each Board Member had an opportunity to speak to the owners about changing the rules from a two-year term of office to a three-year term of office. After further discussion by all owners and board members, Joseph Baris, President made a Motion to change the current two-year board term of office to three years effective immediately. Allen Shelton, VP/Treasurer and Debbie Schlesinger simultaneously seconded the Motion.

Each Board Member had an opportunity to speak after the Motion for a three-year Board term of Office was made and seconded.

MOVED BY: Joseph Baris, Jr., President

SECONDED BY: Allen Shelton, VP/Tres.and Debbie Schlesinger, Secr.

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

Joseph Baris, Jr. made a Motion to Adjourn the Board of Directors' Meeting, Seconded by Debbie Schlesinger

Vote in Favor: Unanimous.

Board of Directors Annual Meeting Adjourned at 7:40 PM.

#### ORGANIZATIONAL BOARD MEETING MINUTES

At 7:40PM, Allen Shelton, made a Motion to Call To Order the Organizational Board Meeting. Joseph Baris, Pres. and Debbie Schlesinger, Secr. seconded. Motion passed unanimously and the Organizational Board Meeting was called to Order by Joseph Baris, President.

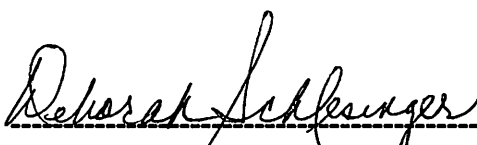
Allen Shelton made a Motion to keep the current Board officer positions the same for the next three-year term, to-wit: Joseph Baris, as President, Allen Shelton, as Vice President and Treasurer, and Debbie Schlesinger, as Secretary. Debbie Schlesinger, Secr. Seconded the Motion.

Vote in Favor: Unanimous.

Joseph Baris, Jr. made a Motion to Adjourn the Organizational Board of Directors' Meeting, Seconded by Debbie Schlesinger

Vote in Favor: Unanimous.

Board of Directors Annual Meeting Adjourned at 7:50 PM.

  
Deborah Schlesinger, Secretary

February 8, 2023



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## Annual Surf Rider Board of Directors Newsletter November 2022

Dear Surf Rider Condominium Association Owners,

2022 has been another successful year at the Surf Rider under the direction of your Board of Directors: Joseph Baris, Jr., President and Allen Shelton, Vice President/Treasurer, and Deborah J. Schlesinger, Secretary.

The Board of Directors of the Surf Rider Condominium Association, Inc., is responsible for maintaining the grounds and property, while continuing to initiate routine maintenance and needed capital improvements for the benefit of all owners and guests.

There have been many enhancements and upgrades, small and large, including pool equipment and furnishings, several painted room walls, bright colored and durable patio furnishings, plumbing pipe replacement capital improvement projects, a new Murphy Bed in 114, added landscaping, new white dumpster duofence installation, reupholstered kitchen chairs and ottomans, new waterproof pool canopy fabrication and installation, the purchase of a commercial steam cleaning machine to deep clean both drapes and furniture on a regular basis, a new walkway in the courtyard, new pool and spa equipment, including an automatic chemical feeder, umbrellas, room lamps, roof repairs (not a single room leaked after all the rain from Hurricane Ian), many equipment and appliances, and remodeling of units 117, 217, 317, 107, 213, 216, 303, 207, 208, 209, 101, 102 and 116, with granite countertops in the kitchen, bathrooms, dressing desk, and white shaker cabinetry throughout.

**Annual maintenance fees are due by January 1, 2023.** Any unit/week that is delinquent beyond one calendar year shall be automatically placed in the Association rental program and not eligible for use in any manner by the owners until the unit/week is brought current, and not already rented for that calendar year.

Coupons have been sent out from the bank. 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, 2023**.

If you do not receive an invoice for 2023, please contact us immediately. **PLEASE BE SURE TO PUT YOUR SURF RIDER CONTRACT NUMBER FROM YOUR COUPON ON ANY PAYMENTS.**

If for any reason you do not receive a coupon, your obligation to pay does not change. Feel free to send payments, if necessary, directly to the resort, especially if local or international postal

issues are a concern. ONLY send coupons with payments to the TD Bank lock box. All other documents must be sent directly to the resort.

The Annual Meeting will be held via Zoom and in-person poolside at the Surf Rider, 1441 S. Ocean Blvd., Pompano Beach, FL 33062 on Tuesday, February 7, 2022, at 7:00 pm. There will be an election during this meeting for a 2-year term for the three members of the Board of Directors.

Enclosed is the First Notice of Annual Meeting and Election of the Board of Directors, Notice of Intent to Run for the Board, (Must be returned no later than December 29, 2022 at 5:00 pm), and proposed 2023 Budget.

Michael Sobel is our general manager (Msobel@surfridercondo.com). Kayla Grieco is the operations manager (Kgrieco@surfridercondo.com). Judy Storck is our controller (Jstorck@surfridercondo.com). Tom Agiesta is our front desk manager and 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 right of survivorship, you may contact association attorney, Jeff Sobel (JeffreySobelLaw@gmail.com).

The 2023 Annual Maintenance Fees due on January 1, 2023, are as follows:

	<u>Maintenance</u>	<u>Taxes</u>	<u>Reserves</u>	<u>Total Amount Due</u>
1 bedroom/ 1 bath:	\$633.05	\$18.42	\$51.23	\$702.70
1 bedroom /1.5 bath:	\$621.55	\$23.22	\$64.59	\$709.36
2 bedroom/ 1.5 bath:	\$730.54	\$24.56	\$68.34	\$823.44
2 bedroom/ 2 bath:	\$724.98	\$26.90	\$74.86	\$826.74

Florida's property insurance market has been in peril with six insurance companies becoming insolvent just this year. After careful study and review by the Board of Directors, we will still remain one of the least expensive time share vacation ownership resorts in the area, while continuing to provide a quality vacation.

NOTE: Some owners are under the mistaken belief that their ownership either involves a contract agreement or ends in 2022. However, please know that Surf Rider unit/weeks are ownership of fee simple parcels of time share vacation real estate. Further, a formal vote NOT TO TERMINATE the time share association, was held in accordance with our recorded documents, and overwhelmingly passed in 2020. Thus, the Surf Rider will continue to exist, along with your ownership and legal obligations.

Ownership can only be transferred through a properly executed deed recorded in the Broward County Recorder.

Your volunteer Board of Directors is required to spend countless hours each week to make careful and informed decisions for the betterment of our resort. They have continued to make continual improvements to the resort's appearance, condition and amenities to enhance the quality of everyone's experience.

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 owners a happy and healthy holiday season and New Year.

#### **Board of Directors**

Joseph Baris, Jr.  
President

Allen Shelton  
Vice President, Treasurer

Deborah J. Schlesinger  
Secretary

Enclosures: 2023 First Annual Meeting Notice, Notice of Intent to Run, 2023 proposed Budget, Deed Back Form, Transfer/Add/Remove Name Form.

#### **Making Your 2023 Annual Maintenance Payments**

Please remember to return your annual PAYMENTS along with 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, 2023. If you have not received an invoice for 2023, please contact us immediately. PLEASE BE SURE TO PUT YOUR SURF RIDER OWNER ID/CONTRACT NUMBER and the unit#/week# ON YOUR CHECK.

Your Owner ID and Contract# may be found at the top of your coupon. Please mark them down for future reference.

If you prefer you can make your annual payment online.

1. Go to [www.surfridercondo.com](http://www.surfridercondo.com)
2. Click on owner login.
3. Enter your Owner ID referred to above.
4. Enter your temporary password (Owner ID plus the last 3 letters of your last name).
5. You will then be prompted to change your password.
6. Login to your account using your new password.
7. Click on "Make Payments".
8. If you have multiple unit/weeks, select the appropriate contact and make your payment.

Please note that a 5% credit card fee will be added to the transaction total.

If your 2023 dues have already been prepaid IN FULL, there is no need to return the coupon.

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

1. Your annual maintenance, reserve and tax assessments will be mailed on or before November 1<sup>st</sup> to the last address provided to us in writing. If you do not receive your statement by November 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>, 2023, 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 February 1<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. Any unit/week that is delinquent beyond one calendar year shall be automatically placed in the Association rental program and not eligible for use in any manner by the owners until the unit/week is brought current, and not already rented for that calendar year.

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's check, money order, or credit card – 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 amount equal to the 2023 maintenance assessment in full.** Do not forget to call RCI directly and deposit the week once the Surf Rider 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/week 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 Surf Rider will verify your unit/week is current, then refer the matter to the attorney's office to 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.

#### **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. NO EXCEPTIONS.** This is to ensure that housekeeping has time to clean and prepare 50 apartments 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, please inform the front desk. If you are checking out during the week after 11:30 p.m., please inform the front desk prior to your departure. Leave the key in your Unit.
- 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 the 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 a \$200.00 MINIMUM for any excessive housekeeping, damage, abuse, broken or missing items, or if TRASH IS NOT REMOVED FROM YOUR UNIT UPON CHECK OUT.

**LOBBY FRONT ENTRANCE WILL BE LOCKED AT 11:00 P.M. NIGHTLY AND REOPEN AT 7:30 A.M.**

**IMPORTANT: The Surf Rider Condominium Association, Inc. is a NO PET and NO SMOKING facility. A \$200.00 cleaning fee will be automatically charged to any owner when instances of smoking and/or animals are found.**

Thank you for your courtesy to others while on the resort property.





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## MANAGER'S REPORT

There will be no election in 2023, as the current three board members are running unopposed for the two-year term. Congratulations to each of them!

In my twenty years, in various positions at the Surf Rider Condominium Association, Inc., I have had the privilege of working for some of the finest Board of Directors to bring the resort to its current quality and popularity.

These Boards, including the current one, spend countless, thankless hours every month to ensure the maintenance and upgrades to better everyone's collective vacation experience.

2022 has been another year of over \$112,000.00 in capital expenditures for room remodeling, replacement of major appliances, major pipe, and plumbing repairs, upgraded pool and spa equipment and chemical feeders, pool tables and umbrellas, pool canopy, patio lounge chairs, upgraded fire and elevator emergency systems, and new dumpster fence.

We took a big hit of about \$160,000.00 in property insurance premiums, typical throughout Florida, but even with our first annual maintenance fee increase in many years, we remain one of the highest quality and least expensive time shares in the area, with an Olympic size pool located directly across the A1A scenic highway from the Atlantic ocean.

I want to thank the current Board of Directors and staff for making my job so rewarding. We have a diamond vacation resort providing lifelong memories to the owners' families and friends. Make no mistake about it, we are becoming more popular all the time and property values have been increasing.

In 2023, our 40<sup>th</sup> year, the Board has already approved the hiring of engineering experts to comply with the new Florida law mandating complete building inspections for buildings three stories or higher. At the same time, (and for the same price), your Board negotiated a duplicate study to comply with a required forty-year building inspection.

I want to personally thank Joe Baris, President, Allen Shelton, Vice President and Treasurer, and Deborah Schlesinger, Secretary, for all their hard work and constant involvement in the oversight and decision-making process. (see their enclosed Candidate Forms).

I also appreciate our entire staff, including Kayla Grieco, Operations Manager, Tom Agiesta, Front Desk Manager, Judy Storck, Comptroller, Ramon Centeno, Maintenance Supervisor, all of whom contribute so much to your vacation resort experience every day of the year.

Happy 2023! We cannot wait to provide the best hospitality on your next trip to the Surf Rider.

Warmest regards,  
Michael Sobel, Resort Manager  
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954-785-8991 Phone  
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