

**Surf Rider Condominium Association, Inc.**  
**Proposed Annual Budget**  
**January 1 through December 31, 2024**

	Budget 2023	Proposed Budget 2024
<b>Income</b>		
<b>Maintenance, Taxes &amp; Reserves</b>		
Maintenance Fees	1,137,942	1,130,000
Reserves	115,674	115,674
Real Estate Assessments	61,817	64,175
Legal Deed Backs	45,000	30,000
Transfer Fees	6,000	6,000
Internal Exchanges	6,000	10,000
Late Fees	3,000	2,500
	<b>1,377,433</b>	<b>1,358,349</b>
<b>Rental Income</b>		
Rental Of Association Weeks	108,145	108,000
Rental Commissions	24,350	30,000
Credit Card Processing Fees	8,498	9,208
	<b>138,993</b>	<b>145,208</b>
<b>Surf Rider Shared Services</b>		
	<b>61,000</b>	<b>61,000</b>
<b>Other Income</b>		
Interest Earned	1,402	2,789
Other Income	3,000	4,000
Vending	800	2,000
Surfrider Sales (unit sales per sales promotion)	50,000	50,000
Laundry	3,000	2,400
	<b>58,202</b>	<b>61,199</b>
<b>Total Income</b>	<b>1,665,628</b>	<b>1,655,754</b>
<b>Expenses &amp; Reserve Funding</b>		
<b>Payroll, Taxes &amp; Fringes</b>		
Housekeeping Labor	120,000	124,576
Maintenance Labor	62,400	62,000
Administration-(Includes Janitorial Labor + Staff)	281,902	240,000
FICA/Medicare	22,834	15,000
Taxes - State U.C.	2,400	2,500
Taxes - Federal U.C.	465	400
Health Insurance	6,444	-
Payroll Processing Fees	3,000	3,000
	<b>499,445</b>	<b>447,476</b>
<b>Utilities</b>		
Electricity	40,000	50,000
Water	50,000	58,000
Gas	20,000	20,000
Garbage	8,900	10,522
Internet	9,307	10,000
Telephone	12,413	12,411
Cable	15,041	15,023
	<b>158,661</b>	<b>175,986</b>
<b>Repairs &amp; Maintenance</b>		
Maintenance & Supplies	20,000	55,923
Elevator Service Contract	4,500	6,000
Elevator Repairs	6,000	7,000
Housekeeping - Supplies	25,000	25,000
Pest, Sewer, Fire	20,000	20,000
Lawn Maintenance	10,000	12,000
Lawn Maintenance-Surf Slider	3,000	2,400
Tree Trimming	6,000	6,000
Pool Expenses	15,827	25,000
Depreciation	1,300	1,800
Beach Supplies	500	500
	<b>112,827</b>	<b>181,823</b>
<b>Insurance</b>		
	<b>310,000</b>	<b>310,000</b>
<b>Overhead Costs</b>		
Auditing	12,000	16,000
Advertising	5,386	5,352
Bad Debts	100,000	100,000
Bank Charges & Credit Card Processing Fees	25,000	38,000
Contracted Property Manager	150,000	95,472
Legal (Shanbom for purchase/deed backs)	6,000	6,000
Office Supplies	8,000	8,000
Postage (mail outs of Annual Meeting)	5,000	5,000
Surf Rider Activities (Inc. Dean @ \$800/mo 3 mo/Joelle \$200/m)	7,000	9,600
Software Maintenance Fees (spl)	5,561	6,000
Computer Consultant	15,000	20,000
Licenses & Permits	2,531	2,500
Fees Payable to the Division of Condominium	5,100	5,100
Miscellaneous	-	-
Property Taxes	61,817	64,175
Board Expenses	7,500	7,500
	<b>415,895</b>	<b>388,699</b>
<b>Reserve Funding</b>		
	<b>172,000</b>	<b>172,000</b>
<b>Total Expenses and Reserve Funding</b>	<b>1,665,628</b>	<b>1,655,754</b>

NOTE: 2023 AUDIT REPORT WILL BE AVAILABLE TO ANY OWNER AT NO CHARGE AFTER 3/31/2024

FEBRUARY 6, 2024

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 6, 2024. The meeting was called to order 7:05PM by Joseph Baris, Jr., President, who along with Vice President/Treasurer, Allen Shelton and Deborah Schlesinger, Secretary, were present in person. Judy Storck, General Manager/LCAM/Comptroller, was also present, along with Kayla Grieco, Operations Manager/LCAM, Tom Agiesta, Front Desk Manager, Ana-Carolina Gibson, Front Desk Agent, and Ramon Centeno, Maintenance Supervisor, in person.

General Manger, Judy Storck, 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 16, 2023 (including a copy of the proposed 2024 Annual Surf Rider Budget) Second Notice on November 24, 2023. (All Notices were also sent via email as a courtesy to those owners that have provided their emails).

Pre-Meeting owner proxies totaled 291. Also present both in person poolside and on Zoom were owners representing 260 unit/weeks totaling 551. Upon which Joseph Baris, President declared a Quorum of greater than 50% (excluding Association owned unit/weeks).

A Motion was made by Deborah Schlesinger, Secretary, to approve and to waive the reading of the February 6, 2023, Annual Meeting Minutes. Seconded by Allen Shelton, Vice President/Treasurer. The Motion was approved unanimously by the Board of Directors.

Judy Storck, General Manager/Comptroller, reviewed the proposed 2024 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 budget were also available to owners at the meeting.

A Motion was made by Allen Shelton, Vice President/Treasurer to approve and adopt the 2024 Surf Rider Proposed Annual Budget. Seconded by Joseph Baris, Jr., President. The Motion was approved unanimously by the Board of Directors.

Kayla Grieco, Operations Manager, reported on 2023 purchases, cost cutting measures, resort building interior operations, resort achievements, Association policies and procedures, along with general resort operations and future goals.

Judy Storck, General Manager/Comptroller, reported on the capital improvement projects, completed and planned, the 40-year certification, engineering inspection, and reserve study, and meetings with the vendors that took place with the Board including, plumbing, roofing, painting, insurance, pool maintenance, and the security camera system.

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

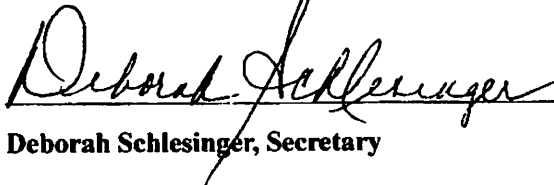
All owners in person and on Zoom then had an opportunity to speak and ask any questions to the Board and Staff.

New Business: None

Joseph Baris, Jr., made a motion to Adjourn the Board of Directors' Meeting. Seconded by Allen Shelton, Vice President/Treasurer.

Vote in Favor: Unanimous.

The Board of Directors Annual Meeting was Adjourned at 8:00 PM.



Deborah Schlesinger

February 8, 2024

Deborah Schlesinger, Secretary



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

## Annual Surf Rider Board of Directors Newsletter November 2023

Dear Surf Rider Condominium Association Owners,

2023 has been a very successful year at the Surf Rider under the direction of your Board of Directors: Joseph Baris, Jr., President, 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 our owners and guests.

In 2023 there have been accomplishments, upgrades, and enhancements to the property, both interior and exterior, including:

- Surf Rider has earned the Gold Crown achievement award through RCI. Each year RCI recognizes affiliates who have met the requirements to earn an award through the Resort Recognition Program. We would like to thank our owners, guests, and staff for the achievement of this distinguished award!
- Roof repairs, including completion of a moisture survey to reflect the condition of the roof and when it will need to be replaced.
- Installation of a new Ice Machine on the pool deck
- AC Filter Drier Replacements (which is a pro-active step to avoid leaks and costly repairs). The distribution lines going to the unit ACs have been insulated and given a UV paint protection coating.
- Lighting for our front of building signage.
- We had to replace another section of the main pipe for the remainder of the back units.
- Room Remodels: Units 114, 112 and 314 have been completed, with others planned for 2024. These units have been remodeled with granite countertops in the kitchen, bathrooms, dressing desk, and white shaker cabinetry throughout.
- New murphy bed in unit#105.
- 12 new chaise lounges for the pool deck (they will arrive in October).
- Landscaping upgrades include mulching the area around the shuffleboard court and around the steps, and installation of stones near the pool pump room area.
- We've completed the mandatory Structural Integrity and Milestone inspections ahead of schedule – they're due by December 2024, but we wanted to get a head start on some of the repairs/replacements which were noted in the reports.
  - One of the projects identified was the replacement of the old exit signs with the latest models. Those have all been replaced.
  - Another project identified was the installation of a new camera system for the security of the property. We are working on getting quotes for this now.

- Sliding Glass Doors: We have initiated an in-house repair protocol for repairing/adjusting the sliding glass doors in the building. We are replacing old, rusted wheels, replacing door handles, and adjusting these doors on a case-by-case basis.
- Elevators: We will be installing the mandatory Door Lock Monitoring devices for both elevators; this is a mandatory safety feature which is a means to monitor the position of the doors, while the car is in the landing zone, to prevent operation of the car. We also installed top of car inspection stations and switches. We have been maintaining our elevators and don't have too many issues; however, the elevators are old and will need to be modernized in the next couple of years.
- Doors: We initiated a 'paint the doors' project and have completed this project with all the exterior doors given a fresh coat of paint.
- We are now selling beautiful Surf Rider Beach Towels.
- We have new umbrellas on the pool deck.

**Special 2023 Promotion – Notice to all Surf Rider Owners:**

- Current owners in good standing may purchase any Surf Rider owned unit/week(s) for the purchase price of the 2023 maintenance fee per unit, plus the \$75.00 transfer fee per unit, plus \$275.00 per unit for legal fees and recording costs. Please email the General Manager, Judy Storck ([jstorck@surfridercondo.com](mailto:jstorck@surfridercondo.com)) your inquiry of desired unit(s). We will confirm availability and upon receipt of payment, the quit claim deed transferring ownership will be recorded in the Broward County Recorder's Office. **This special is valid through December 31, 2023.**

**Annual Maintenance Fees are due by January 1, 2024.** 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 owner's responsibility to make sure that the annual assessment is paid by January 1, 2024.

If you do not receive an invoice for 2024, 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, located at 1441 S. Ocean Bld., Pompano Beach, FL 33062 on Tuesday, February 6, 2024. Note: there will be no election held during this meeting. At last year's Annual Meeting, Directors were voted in for a three-year term.

Enclosed is the First Notice of Annual Meeting and proposed 2024 Budget.

Judy Storck is our General Manager/Comptroller ([jstorck@surfridercondo.com](mailto:jstorck@surfridercondo.com)), Kayla Grieco is our Operations Manager ([kgrieco@surfridercondo.com](mailto:kgrieco@surfridercondo.com)), Tom Agiesta is our Front Desk Manager and 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 name with right of survivorship, you may contact Judy Storck, General Manager/Comptroller, [jstorck@surfridercondo.com](mailto:jstorck@surfridercondo.com).

The Board of Directors has voted to keep the 2024 Maintenance Fees the same as 2023 as follows:  
The 2024 Annual Maintenance Fees due on January 1, 2024 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 since last year. After careful study and review by the Board of Directors, we will remain one of the least expensive time share vacation ownership resorts in the area, while continuing to provide a quality vacation.

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 and recorded in the Broward County Recorder.

Your volunteer Board of Directors is required to spend countless hours each week making 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: 2024 First Annual Meeting Notice, 2024 Proposed Budget, Deed Back Form (note: the cost to deed back a property is \$3,000 vs. \$1,500, effective 01/01/2024), Transfer/Add/Remove Name Form, and Multi-Year Calendar of Weeks.

### **Making your 2024 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 owner's responsibility to make sure that the annual assessment is paid by January 1, 2024. If you have not received an invoice for 2024, 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 as follows:

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 our 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 contract, and make your payment.

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

**If your 2024 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>, 2024, 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. If your account has not been paid by March 1<sup>st</sup> of each year, a \$500.00 administration fee will be automatically charged to your account.
5. 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.
6. Your use of your unit/week, including RCI exchange privileges, will be suspended until your account is paid in full.
7. Attempts to make overdue payments at the time of check-in must be made either by 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 2024 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 \$3,000.00(effective January 1, 2024) administration fee.

The process is as follows: Send a \$3,000.00 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 4:00 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 are a few minutes late, please notify the front desk, or you will be charged.
- **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:
  - Put dirty dishes into the dishwasher and turn it on.
  - Remove the trash.
  - Double-check 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.

**Please remember to verify the calendar dates for your week, as they change each year. On the last page of this newsletter is the Surf Rider Timeshare calendar for the years 2023-2027. Please refer to this calendar for your week so you can plan your vacation accordingly.**

**\* Note: If you arrive in any week other than your own week, it will be considered an internal exchange, and this will result in a \$200 internal exchange fee (based on availability).**

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

**PLEASE NOTE: 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.