



Surfside Towers

(9500 OCEANS CONDOMINIUM, INC.)
9511 COLLINS AVENUE, SURFSIDE, FLORIDA 33154

NOTICE OF BOARD OF DIRECTORS' MEETING

Monday, January 26, 2026, at 7:00 P.M.

NOTICE IS HEREBY GIVEN in accordance with the Bylaws of the Association and Florida law that a **CLOSED MEETING** of the Board of Directors of 9500 Oceans Condominium, Inc. located at 9511 Collins Avenue, Surfside, FL 33154, shall be held both in person 9511 Collins Avenue, Surfside, FL and Zoom:

<https://us06web.zoom.us/j/84637152114?pwd=TLpEYPjw9xSShV19IuMI8BfergiN6f.1>

AGENDA for the meeting is as follows:

1. Call to Order
2. Confirmation of Quorum of Directors
3. Proof of Notice of Meeting
4. Reading or waiver of reading and approval of prior Board Meeting minutes
 - a. Organization Meeting December 29, 2025
5. Manager Report
6. Old Business
 - a. Elevator MOD Update
 - b. Review and Approve 2024 Audit
 - c. Social Committee and Events
7. New Business
 - a. Elevator Rules and Regulations
 - b. Shopping Carts
 - c. Garage Storage Containers
 - d. First Service Accounting
8. Other Business
 - a. None
9. Open Forum
10. Adjournment

The Board of Directors

Dated: January 23rd, 2026.

Posted: Bulletin Board and Connect



Surfside Towers

(9500 OCEANS CONDOMINIUM, INC.)
9511 COLLINS AVENUE, SURFSIDE, FLORIDA 33154

MEETING MINUTES BOARD OF DIRECTORS

January 26, 2026, at 7:00 P.M.

9511 Collins Avenue, Social Room, Surfside, FL 33154 and via Zoom Teleconference
Meeting Recorded and Preserved According to Florida Statutes

Board Members in Attendance

Anthony Lascalzo, President
Brendan Straw, Vice President
Marvin Anhalt, Treasurer/Secretary
Heather Brown, Director
Rotem Vegan, Director

FirstService Management in Attendance

Kathleen Walinsky, Regional Director
Steven Kates, Association Manager

1. Call to Order

Anthony Loscalzo called the meeting to order at 7:03 p.m.

2. Establishment of Quorum

A quorum was established with all five (5) directors in attendance.

3. Proof of Notice of Meeting

Manager Steven Kates, LCAM, confirmed the meeting was properly noticed.

4. Waiver of Reading and Approval of Previous Meeting Minutes

Marvin Anhalt made a motion to waive the reading of the minutes and approve December 29, 2025. Brendan Straw seconded the motion. The motion passed unanimously.

5. Manager's Report

Manager Steven Kates, LCAM, provided updates on the following:

- **Window and Balcony Cleaning**

The project has been completed. Anthony Loscalzo explained the vendor's two-step cleaning process (initial water rinse followed by window cleaning solution). Residents from the 4, 5, and 7 lines reported

their windows were not cleaned. The vendor, Cliff Hanger, records video documentation of their work. Management will follow up accordingly.

- **Exterior Paver Cleaning and Sealing**

With window cleaning complete, management will initiate the paver cleaning and sealing project. Logistics are being coordinated, with anticipated commencement within the next few weeks. Residents will be notified in advance.

Garage ramp repairs and property exit repairs have been completed. The area where pavers were removed in the northeast parking section (for drain repair) will also be restored.

- **Drain Repair**

The floor drain in the northeast parking area is being repaired in-house. Contractors quoted several thousand dollars to replace the drain system. After water testing, management and maintenance determined that cracks in the surrounding concrete—not the drainpipe itself—are likely the cause. A targeted repair will be attempted before pursuing full replacement.

- **Garage Flooding**

Management contacted neighboring associations experiencing similar flooding. One association met with the Town of Surfside and determined the issue was due to a missing or malfunctioning flapper valve on the garage overflow system. Management is investigating and will provide an update.

- **50-Year Inspection**

The 50-year recertification process commenced in 2025 and was pending a property survey, which was completed last week. Management anticipates receiving the final report shortly.

- **Unit Construction**

Seven (7) units are currently under repair. One unit on the 11th floor was red tagged by Code Enforcement and temporarily shut down.

- **Noise Complaints**

Residents were reminded to be mindful of walking noise, moving furniture, and sliding chairs, as older units were not originally constructed with required soundproofing standards.

- **Pet Waste**

Residents were reminded to clean up after their pets, especially in the garden area, and to keep pets on leash. The designated pet waste station area should be utilized.

- **Children in Hallways**

Residents were reminded not to allow children to run or play in hallways, particularly during peak season.

- **Beach Cards**

Beach identification cards have been distributed to each unit. Each unit is permitted two (2) chairs and one (1) umbrella. An additional chair may be available based on availability. Chairs may not be held; if unoccupied for one hour, they may be reassigned.

A resident reminded others to tip the beach attendants.

- **Financial Update**

The Association currently holds approximately \$1.5 million in bank accounts.

Upcoming major payments include:

- AA Elevator (final payment less holdback): approximately \$125,000
- Truist Loan payoff scheduled February 15, 2026: approximately \$365,000

6. Old Business

- **Elevator Modernization Update**

The new elevator is operational and functioning well. Protective pads and custom carpet have been ordered. The surveillance system has been wired and is expected to be operational this week. The fire alarm integration has been completed. The elevator company will operate both elevators simultaneously during transition to ensure proper performance.

- **Approval of 2024 Audit**

Management presented the 2024 Audit for review. Audit notes have been addressed by management and are pending final entries by Enumerate.

Marvin Anhalt made a motion to approve the 2024 Audit. Brendan Straw seconded the motion. The motion passed unanimously.

A resident inquired about the invoice approval process. Management explained that invoices are received, coded to the appropriate general ledger account, reviewed by the third-party accounting firm (Enumerate, transitioning to FirstService), and then routed to the Manager, Treasurer, and President for approval prior to payment processing. The entire process occurs within the accounting system.

- **Social Committee Events**

The Social Committee requested clarification regarding the Board's direction for 2026 events. Anthony Loscalzo recommended the Committee submit proposed event budgets for Board review and approval.

7. New Business

- **Elevator Rules and Regulations**

Management presented draft elevator rules for discussion purposes. It was noted that the Fine Committee must be reconstituted, as Anthony Loscalzo can no longer serve. The proposed rules will be reviewed further by the Board.

- **Shopping Carts**

Management sourced new shopping carts to reduce risk of damage to the modernized elevators. The proposed carts provide similar storage capacity but are smaller with double baskets. Management recommended adding plastic edge protectors and bell cart protection. Final details will be presented at the next meeting.

- **Garage Storage Containers**

Six (6) storage containers have been assembled and placed in the garage storage room. Ten (10) additional units remain unassembled. The Board discussed whether to charge a flat fee or monthly rental. Further discussion and details will be provided to the community.

- **FirstService Accounting Transition**

Kathleen Efron, Vice President of FirstService Residential, presented an overview of the new accounting system and workflow. Target implementation date: March 1, 2026.

Marvin Anhalt made a motion to approve the contract, subject to re-inclusion of the no-cause termination provision. Brendan Straw seconded. The motion passed unanimously.

8. Other Business

- None.

9. Open Forum

(Open forum discussion occurred.)

10. Adjournment

At 8:45 p.m., Anthony Loscalzo made a motion to adjourn the meeting. Marvin Anhalt seconded. The motion passed unanimously.

By: _____
Marvin Anhalt, Secretary