



Surfside Towers

(9500 OCEANS CONDOMINIUM, INC.)

9511 COLLINS AVENUE, SURFSIDE, FLORIDA 33154

NOTICE OF BOARD OF DIRECTORS' MEETING

Monday, February 23, 2026, at 7:00 P.M.

NOTICE IS HEREBY GIVEN in accordance with the Bylaws of the Association and Florida law that a meeting of the Board of Directors of 9500 Oceans Condominium, Inc. located at 9511 Collins Avenue, Surfside, FL 33154, shall be held in-person in the condominium's Social Room and virtually via Zoom teleconference on the above-indicated date and time.

Zoom Meeting Link: <https://us06web.zoom.us/j/81091592705>

Meeting ID: 810 9159 2705

MEETING AGENDA

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 (January 2026)
5. Managers' Report
 - a. Fire Alarm / Elevator Incident
 - b. Maintenance Work in Progress
 - c. FSR Accounting Update
 - d. Elevator Update
 - e. Violations
6. New Business
 - a. Establish Fine Committee
 - b. Social Committee Conformation
 - c. Ratification of Purchasing:
 - New Elevator Rugs
 - Water Fountain and Filters
 - Shopping Carts
 - Door Closers Emergency Exits
 - Access Control FOB System
7. Other Business
 - a. None
8. Open Forum
9. Adjournment

The Board of Directors

Dated: February 20, 2026



Surfside Towers

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

MEETING MINUTES BOARD OF DIRECTORS

February 23, 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 Loscalzo, 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

President Anthony Loscalzo called the meeting to order at 7:01 PM.

The meeting was conducted via Zoom and in person. It was noted that the meeting is being recorded and will be made available on the Association website in accordance with Florida Statute requirements.

• 2. Establishment of Quorum

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

- In Person: Anthony Loscalzo, Brendan Straw, Heather Brown
 - Via Zoom: Marvin Anhalt, Rotem Vegon
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• 3. Proof of Notice of Meeting

Manager Steven Kates, LCAM, confirmed that proper notice of the meeting was provided via:

- Posting on the lobby bulletin board
- Distribution through FirstService Connect

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- Posting on the lobby bulletin board
 - Distribution through FirstService Connect
 - Display on the electronic reader board in the lobby and garage
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4. Waiver of Reading and Approval of Previous Meeting Minutes

A motion was made by Anthony Loscalzo to waive the reading of the January 26, 2026 Meeting Minutes and approve them as presented.

The motion was seconded by Brendan Straw.

Vote: Unanimously approved.

5. Manager's Report

Manager Steven Kates, LCAM, provided the following updates:

A. Fire Alarm and Elevator Shutdown Incident

Management reported on a fire alarm incident that occurred approximately three (3) weeks prior, resulting in a temporary elevator shutdown.

Management acknowledged deficiencies in communication during the incident and confirmed that corrective measures have been implemented, including:

- Coordination with FirstService Residential's front desk corporate supervisor
- Review and reinforcement of emergency protocols
- Scheduling of staff training on updated procedures

A subsequent alarm event occurred on [date], during which protocols were properly followed. AA Elevator responded, and service was restored within approximately 1 hour and 20 minutes.

Management has applied for a Fire Service Key, which will allow authorized personnel to reset the elevator system without vendor response. The application is currently under review by the State of Florida.

B. Community Communication – Resident Passing

Management clarified that a resident who passed away did so in a hospital after several days of care.

The incident did not occur on the property and was not related to the elevator outage. No emergency response occurred on-site.

C. Roof Top Water Pump Replacement

Management reported a failure within the hot water system. A replacement pump, previously in inventory, was installed in-house by management and maintenance staff, restoring service promptly and avoiding third-party vendor costs.

D. Ongoing Maintenance Projects

1. Drainage Repairs – Parking Area

Drainage improvements are being completed in-house. Upon completion, the paving contractor will return to reset affected pavers.

2. Parking Deck Cleaning and Seal Coating

This project has been deferred until after the seasonal period (anticipated post-April).

3. Pool Deck Lighting Repairs

Approximately six (6) fixtures are currently non-operational. Fixtures have been removed and replacement parts are being sourced.

4. Pool Area Rust Treatment

Rust staining is being addressed using specialized treatment products. Work is ongoing.

E. FirstService Residential – Connect Platform Transition

Management provided an update on the transition to the FirstService Connect platform.

Residents are encouraged to register to access:

- Association documents
- Financial reports
- Meeting minutes and recordings
- Manager reports

The system is available for use and the first assessments are on April 1, 2026. March will serve as a transition and onboarding period.

FirstService representatives will be available onsite to assist residents.

Management advised:

- Coupon books will no longer be used
 - Checks will still be accepted
 - Residents are strongly encouraged to enroll in ACH payments
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F. Financial Records & Ledger Audit

Management reported ongoing efforts to ensure ledger accuracy, including:

- Verification of special assessment payments
- Identification of credit balances
- Review of approximately twenty (20) accounts

A full audit was conducted to confirm:

- Proper application of credits
- Identification of discrepancies

This ensures accurate records prior to migration from Enumerate to FirstService.

G. Elevator Modernization Schedule Adjustment

The Board agreed to defer Phase II of the elevator modernization until **mid-April**.

This decision was made to:

- Maintain both elevators during peak season
 - Reduce operational risk
 - Ensure resident convenience
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H. Rule Enforcement – Carpet Violations

Management has issued violations for staining observed in common area carpets adjacent to units.

This enforcement supports:

- Preservation of common elements
 - Proper allocation of responsibility
 - Maintenance of building standards
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New Business

1. Fine Committee – Formation

Management reported ongoing efforts to reestablish the Fine Committee.

- Three (3) residents have expressed interest
- A minimum of three (3) members is required
- Board members and relatives are ineligible

No appointments were finalized. Recruitment efforts will continue.

2. Social Committee

The Social Committee remains active and is developing a calendar of events, including:

- Social gatherings
- Bingo
- Community activities

Resident input and participation are encouraged.

3. Elevator Rug Purchase

Proposal presented:

- Logo rug: \$2,463
- Non-logo rug: \$2,035

A motion was made and seconded to approve the logo rug.

Vote: Unanimously approved.

4. Water Fountain & Filtration

Motion to:

- Replace pool area fountain
- Install filtration on both fountains

Vote: Unanimously approved.

5. Shopping Carts & Bumpers

Motion to approve:

- Smaller shopping carts
- Protective bumpers

Vote: Unanimously approved.

6. Door Closers – West Stairwell Doors

Motion to install new door closers due to deteriorated hardware.

Vote: Unanimously approved.

7. Access Control / Key Fob System

Management presented proposal for access control system.

Discussion included:

- Scope of doors
- Functionality (unlock vs. auto-open)
- Mobile/Bluetooth capability
- Additional access points

Action: Item tabled pending further review.

Open Forum

Owners raised concerns regarding:

- Maintenance issues
- Fine Committee impact
- Access control system functionality
- Community conduct

Discussion included comments regarding Board governance and member conduct.

The Board and Association counsel clarified:

- Governance procedures
- Role of elected directors
- Availability of recall procedures

Residents also expressed support for Board service and encouraged respectful communication.

Adjournment

A motion to adjourn was made and seconded.

Vote: Approved.

Marvin Anhalt
Board Secretary

Date