



Surfside Towers

(9500 OCEANS CONDOMINIUM, INC.)

9511 COLLINS AVENUE, SURFSIDE, FLORIDA 33154

MEEETING MINUETS BOARD OF DIRECTORS

March 23, 2026, at 6:00 P.M.

9511 Collins Avenue, Social Room, Surfside, FL 33154 and via
Zoom Teleconference

Meeting Recorded and Preserved According to Florida Statues

Board Members in Attendance

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

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 6:00 PM.

The meeting was conducted both 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
- **Via Zoom:** Marvin Anhalt, Heather Brown, Rotem Vegan

3. Proof of Notice of Meeting

The Manager confirmed that proper notice of the meeting was provided via:

- Posting on the lobby bulletin board
- Distribution through FirstService Connect
- Display on the electronic reader board in the lobby and garage

4. Approval of Previous Meeting Minutes

A motion was made by Anthony Loscalzo to waive the reading of the February 23, 2026, Meeting Minutes and approve them as presented. Seconded by Brendan Straw.
Vote: Unanimously approved.

5. Manager's Report

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

A. ClickPay Implementation

Approximately 40 residents have enrolled in the ClickPay system to date, reflecting a slower-than-anticipated adoption rate. Confusion regarding the enrollment process appears to be a contributing factor.

Management continues to encourage enrollment in ClickPay as the Association's preferred payment method. Alternative payment options remain available, including ACH, lockbox payments, and in-office check processing. Multiple payment methods will continue to be accepted during the transition period, although this increases administrative workload.

Additional communication and guidance will be provided to assist residents with enrollment.

B. Rules and Regulations Review

Management included the current Rules and Regulations for Board review. A comprehensive review is recommended to ensure the document is clear, enforceable, and aligned with operational needs.

Management further recommends legal counsel review any proposed revisions prior to adoption. A draft of commonly addressed issues and proposed updates will be circulated, and a workshop meeting may be scheduled for further discussion.

C. Fire Inspection

Management met with the new fire inspector regarding outstanding items. A request was made to create an additional exterior opening from the garage; however, this is not feasible due to the garage being subterranean.

The garage currently has two exterior access points. One is equipped with an emergency release mechanism, while the other is not. This was discussed with the inspector for further guidance.

D. Boiler Pump Replacement

A separate domestic hot water pump failed and was promptly addressed. Service was restored quickly.

As there are three identical pumps in the system, management recommends ordering an additional replacement unit to maintain redundancy and reduce potential downtime.

This will be presented to the Board for approval.

E. Rooftop Exhaust Fan Motors

This ongoing issue is being addressed by SMC, which is currently installing two new exhaust fan motors. A minor delay occurred due to parts procurement; installation is now proceeding.

F. Elevator Modernization

The project has been temporarily paused during peak season to minimize disruption. Work is scheduled to resume in the third week of April.

G. Pressure Cleaning – Parking Deck

Pressure cleaning and seal coating have been deferred until seasonal occupancy decreases to improve access and reduce disruption.

H. FOB Access Control

Proposals were previously presented, and a vendor was preliminarily selected. Management has been directed to return to the vendor to request an expanded scope of work for further evaluation.

I. Front Door Automatic Openers

Two proposals have been received for automatic front door openers, with a third pending.

Systems would allow entry via key fob or push-button activation, with automatic release upon exit. Motion-activated alternatives were also explored but were significantly more expensive (exceeding \$20,000).

Further analysis will be provided once all bids are received.

J. Parking Lot Gate Access

Pricing was obtained for both sliding and arm gate options.

The sliding gate is more complex and costly due to spatial constraints. The arm gate is more practical, with two proposals received (\$7,950 and \$9,000) and a third pending. The proposed 14-foot arm would be installed on the west side of the property to maximize available space. Optional RFID sticker integration was reviewed but may be deferred for future implementation. The proposals includes a limited amount of remote controls with additional available for purchase.

A comparable installation exists at Four Winds Condominium.

K. Fine Committee

Three volunteers have come forward to serve on the Fine Committee:

Dr. Alan Packer, Jack Strick, Yaffa Raviv

Anthony Loscalzo made a motion to appoint the three volunteers to the Fine Committee, Second by Brendan Straw, unanimously approved.

L. Smoking and Nuisance Considerations

According to David Rogel, prohibiting smoking within units would likely require an amendment to the Declaration.

However, nuisance provisions remain enforceable. If smoking creates a disturbance affecting other residents, the Association may take action.

The Board may consider clarifying or enhancing Rules and Regulations to address such nuisances.

Adjournment

A motion to adjourn was made and seconded. The meeting adjourned at 6:38 PM.

Vote: Unanimously Approved

Marvin Anhalt
Board Secretary

Date: _____