



# Surfside Towers

(9500 OCEANS CONDOMINIUM, INC.)

9511 COLLINS AVENUE, SURFSIDE, FLORIDA 33154

## MEETING MINUTES BOARD OF DIRECTORS

April 21, 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 Statutes

---

### Board Members in Attendance

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

### FirstService Management in Attendance

Kathleen Walinsky, Regional Director (Zoom)  
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.

### 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 March 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 Update/FSR Accounting**

Management reported that 64-unit owners established ClickPay accounts and paid. Over 40 residents submitted physical checks, creating additional administrative processing. There were 16 lockbox deposits. Residents are encouraged to transition to electronic payment methods.

##### **b. Financial Reporting Transition**

The first set of financial statements prepared by FirstService Residential has been received and is under internal review. Updated financials will be presented to the Board following completion of the review process. Ledger reconciliation remains ongoing.

##### **c. Elevator Modernization**

Elevator modernization work is progressing. Current work is focused on mechanical systems, with a future shutdown planned for continued upgrades on April 20th. We requested upgraded protective pads for the interior of the new elevator. The carpet flooring has been ordered and is scheduled to be installed in early May. Residents are encouraged to plan moves and deliveries accordingly as there will be only one elevator for approximately 2 months.

##### **d. Rooftop Exhaust Fans**

Previously non-operational exhaust fans (broken for over 3 years) have been replaced and are now functioning. Any remaining issues at the unit level may be related to prior alterations within individual units.

##### **e. FSR Quality Assurance Report**

Annually, First Service performs a detailed Quality Assessment Report of physical, mechanical, organizational, safety and general observations. The Association's quality assurance score of 84% is an improvement over 78% in 2025. The primary areas identified for improvement relate to painting and general cosmetic maintenance, including common areas, laundry rooms, and door frames. Management is obtaining proposals for a comprehensive painting scope.

##### **f. Paint Bidding**

Management is currently bidding on the painting of the west stairwell floors and handrails, west 2 exit doors, east stairwell railings, all main laundry/garbage room doors and interior walls of the trash shoot, painting of 3 columns on front driveway, clean and paint overhead pipes in the covered exterior parking area.

##### **g. Recertification / Engineering Review**

Management and Marvin Anhalt met with Miller Engineering to review findings related to the 50-year building inspection. Most items were determined to be maintenance-related, and several previously identified items have already been addressed. Bidding is underway for remaining work. Miller engineering is forwarding a proposal for services, including the mandatory State and County requirements.

#### **h. ATT Lease**

The Board discussed an offer to purchase the Association's telecommunications lease rights for a lump sum of approximately \$1.6 million plus a percentage of additional revenue generated by the company by bringing on additional providers. Considerations included long-term revenue versus immediate capital, investment return potential, and authority to proceed. The matter remains under review.

#### **i. Unit Renovations**

Units currently undergoing renovation are 403, 408, 611, 1102, 1107. Residents were advised to coordinate deliveries and contractor activity in consideration of the restricted elevator service.

#### **j. Miami Dade County Complaint Summary**

David Rogel reported that a complaint has been filed with the Miami-Dade Commission on Human Rights alleging discrimination by a unit owner against the association but directed to Brenden Straw. Mr. Jacobs, owner of unit 1505, was present and reported that he was the one who filed the complaint due to what he perceives as inappropriate behavior. After a heated exchange, the matter was put to rest. Management is providing the documents requested by the investigator and will be provided to legal counsel for review and filling the response.

#### **k. Owner Violations**

Two violation notices were issued. One due to the cutting and removal of vines growing on the palm trees and the other due to the behavior of a guest who was sick and simply walked away from the mess leaving it to staff. In addition to the written violation, management spoke with both parties, and they acknowledged the violation and resolved without escalation to the Fine Committee.

### **6. Old Business**

#### **a. FOB Access Control System**

Management reported that at the March 23, 2026, Board Meeting, the association lock vendor Specialty Security and Locks proposal was reviewed for implementation of an access control system covering multiple entry points. The Board directed management to include the access door in the garage and eliminate the north door. Discussion included system durability, usability, and potential integration with mobile access. The item was tabled pending additional information.

#### **b. Access Control Gate**

Management presented the 3 bids for installation of an access control arm at the north side entrance. The bidders are United Gate \$6,840, Best Doors \$8,720, and M&M Gates \$9,074. Marcin Anhalt made a motion to select United Gate, Anthony Loscalzo second, and the motion was unanimously approved. Electrical service to the location of the controller is not provided by United Gate and management is soliciting bids from electrical contractors.

#### **c. Automatic Front Door Opener**

The Board reviewed multiple proposals for installation of an automatic front door system. Options ranged from basic systems to higher-end commercial-grade operators. Discussion included cost, durability, maintenance requirements, and accessibility compliance. Automatic sliding door alternatives were considered but determined to be significantly more costly due to structural and code requirements. The Board requested additional review and potential negotiation with the FOB vendor Specialty Security and Lock prior to making a final decision.

#### **d. Trespass Town of Surfside Enforcement Program**

The Board approved participation in a local police trespass enforcement program. This program allows law enforcement to act without requiring direct reporting from the Association. A motion to approved was made by Anthony Loscalzo and second by Brenden straw, the motion was unanimously approved. Anthony Loscalzo executed the Police Department authorization.

### **7. New Business**

#### **a. Purchase 2 Domestic Water Pumps**

Management recommended maintaining 2 backup water pumps on-site to mitigate future service disruptions. Management sourced the pumps direct from the manufacture at a cost of approximately \$2,500 each. The pumps are different models. Marvin Anhalt made a motion to approve, second by Brendan straw, the motion was unanimously approved.

### **8. Open Forum**

#### **a. Resident Concern – Conduct / Allegations**

Mr. Jacobs once again raised concerns regarding alleged statements by a Board member and expressed discomfort. David Rogel once again advised that the matter is being addressed through appropriate legal channels and should not be discussed further in an open meeting setting.

#### **b. Parking**

Heather Brown addressed parking availability as both her and Fitz have worked extensively to provide fair access to everyone, however, due to the limited number of parking spaces throughout the community availability remains limited. Spaces are allocated based on availability and established procedures. Residents without assigned spaces may utilize designated areas when available; however, no additional capacity exists in the garage.

#### **c. Shed Storage**

Storage units are available in designated areas of the garage. Availability is limited, and additional space is being evaluated. Priority is for owners who do not have a garage parking space or a garage space that does not provide for storage. The cost is \$500 and once the owner sells the property, the shed returns to the association. Management and the attorney will draft the agreement.

#### **d. Garage Conditions**

A resident raised concerns regarding humidity conditions in the garage. It was noted that environmental conditions may vary and no immediate changes are planned.

#### **e. Landscaping**

Unauthorized trimming of landscaping was reported and previously discussed in the managers violations discussion. The matter has been addressed with the individual involved. Future violations may result in enforcement action.

#### **f. Community Reminders**

Residents were reminded to prepare for hurricane season by securing balcony items to prevent damage or injury.

## 9. Adjournment

Anthony Loscalzo made a motion to adjourn and second by Marvin Anhalt.

**Vote:** Unanimously Approved

The meeting adjourned at 7:05 PM.

Once the April Minuets are approved at the May BOD meeting the Zoom meeting video will be uploaded to Connect pursuant to Florida Statues.

---

Marvin Anhalt  
Board Secretary

**Date:** \_\_\_\_\_