

The SurfBoard

Newsletter of the Surfside Courtyard Condominiums

June 2013

Summer at Surfside. All of our Winter Texan guests have gone until next year, Easter and Spring Breakers have come and gone, and Summer arrived in May with Beach to Bay ceremonies. Now we're ready for all the sun and beach lovers to take that much needed family vacation. The visitors on the island will swell to ever larger numbers. We are indeed fortunate to own such a beautiful property right adjacent to the storied Gulf of Mexico. Be sure to take the time to enjoy your vacation home.



Changes to the Surfside Declaration. At the annual Owners' Meeting on October 27, 2012 two amendments to the Surfside Declaration were approved by the owners.

1. The first amendment protects the Surfside from an owner placing a unit in Section 8 government housing, thereby reducing property values.
2. The second amendment changed the percentage needed to amend the Declaration from 85% to 67%, consistent with the rate used by other condominium complexes.

Handicap Lift. After much discussion about installation of a handicap lift for access to the second story units, the proposal was rejected by the Board for the cost — cost to install, cost to maintain, cost to insure. While this is a feature many owners would like, it is just not within our financial means.

Upgraded Wi-Fi System. The upgraded Wi-Fi system for internet access is working fine. Since it is now password controlled, owners will need to enter "Surfside" to gain access. If you have trouble, check with the office. Renters will be advised of the password on check-in.

Financial. We are moderately over budget in Maintenance and under budget in rentals due to a decline in renters. Our rentals are in line with others on the island, but somewhat below those of 2012, a record year.

Insurance. The Board accepted the insurance proposal from Keetch and Associates, our long-time insurance agency. The policy contains the following coverage: Commercial Property, Windstorm and Hail, Windstorm Deductible Buyback, General Liability, Commercial Umbrella, Directors and Officers Liability, Commercial Crime and Flood Coverage. The total insured value of the complex is \$4,607,000. The annual premium is up from \$67,256.82 to \$70,296.06. The insurance assessment for each owner will be increased to \$140 per month.

While the above insurance policy covers the exterior of the property, owners are reminded of their responsibility to carry personal property insurance, liability insurance and flood insurance for the interior of their unit.

Maintenance.

Stairway on the southwest corner was completely replaced by our maintenance man, Mike Ashcraft. Good job Mike.

Winch at the southwest corner on the roof was replaced by Fred Chapman in April. The winch is used to lift the outside a/c units onto the roof. Thanks Fred.

New washer for the guest laundry has been installed.

Gates have been fixed with new locks and metal security plates. Hopefully this will deter the people who willfully damage them.

Surfside Rental Program.

There are 27 units currently in the Surfside Rental Program.

At the Owners' Meeting in October 2011, Surfside Rental Program owners voted unanimously to pursue a change in the Declaration to require all rentals to be through the Surfside Rental Program, thus curtailing rentals through independent sources. The Board has been evaluating the best course of action along with our attorney to determine the best means to accomplish this action and be fair to all owners. One possibility is to require new owners to rent only through the Surfside Rental Program. Another possibility is a monthly assessment for independent renters to offset the benefits they receive from Surfside Rental Program, but do not pay for. The Board plans to present a motion at the 2013 Owners' Meeting to obtain a vote of all owners on this issue.

Total rental income this fiscal year (Sept 2012 thru April 2013) is \$159,636. This compares to \$203,105 for the previous year. While total rental income is down this year, last year's rental income was the best we ever experienced. From our analysis other properties on the island experienced a similar decline.

Damages caused by renters. We experienced a situation where renters in one of our units burned holes in the owner's new carpeting. Our policy is to take a credit card from all renters, so any damage can be collected via their credit card. Unfortunately, in this situation the renter had cancelled his card before we knew of the damage. We took photos and our attorney viewed the damage. The Board and manager are looking into a method where a damage deposit can be added

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Grab bars. 95% of the rental units have had grab bars installed in the bath area. The rest will be completed over the summer.

Surfside Reservation System. Our current system which we purchased for \$4300 in 2003 will become obsolete in Dec 2013. We are evaluating a new system, “ResExpert820”, and will decide at the Board meeting in August 2013.

Advertising. We will continue advertising via direct mail and through email blasts to former guests. We have looked at other options, but must balance costs versus results. The Board approved the use of a “Thank You” card with an insert offering a discount on a future stay. Also an update to our website is in order and is being evaluated.

Welcome New Owners

Unit 115
Bill and Darcy Hudgens
Corpus Christi

Unit 118
Chad White
Corpus Christi

216
John and Linda Lindsey
Corpus Christi

Surfside Staff and Board of Directors

Surfside Staff

Kerry Cobb, Manager
Hope Cruz, Office
Mike Ashcraft, Maintenance

Board

Donna Croy, President
Bill Bell, Vice President
Terri Asher, Secretary
Chris Hemmi, Treasurer
Sterling Cruger, Member
Lon Scott, Member
Jacque Moberly, Member

Next Board Meeting

August 19 & 20, 2013

