

***THE FLAGSHIP CONDOMINIUM (INTERVAL) ASSOCIATION, INC.***

***NOTICE OF ANNUAL MEETING 2026***

**TO: ALL UNIT OWNERS AND INTERVAL OWNERS**

PLEASE TAKE NOTICE that the Annual Meeting of The Flagship Condominium (Interval) Association, Inc. will be held **in-person/online (Hybrid)** on Wednesday, June 24th, 2026 at **7:00 p.m.** via **Zoom** Meetings, Meeting ID: **983 185 2492**, **<https://zoom.us/>** for purposes of an annual members meeting. If attending in person the location will be the **7<sup>th</sup> Floor Meeting Room**. Please note that individuals from the management teams will be on the **7<sup>th</sup> floor** to address any individual concerns starting at **5:30pm**. The agenda will include nomination and election of two (2) Trustees from among Interval or Condo Owners, and such other business of the membership as may come before the meeting may be conducted. Participation by all unit and interval owners eligible to vote is necessary to establish a quorum to conduct the meeting and transact business. Once on the website, in the top right-hand side, click **“Join a Meeting”**. Or Call in # **1 646 558 8656 (NY)**. The Package for the meeting can be found online at [www.clubboardwalkresorts.com](http://www.clubboardwalkresorts.com) > Owner Information when posted.

**Formal action may be taken at any regular, special or rescheduled meeting.**

Minutes of the 2025 Annual Meeting of The Flagship Condominium (Interval) Association, Inc. and any duly held meeting of the Board of Directors are available for inspection by all members of The Flagship Condominium (Interval) Association, Inc. during business hours at the executive offices of the Association.

This notice supersedes all prior notices published by The Flagship Condominium (Interval) Association, Inc.

BOARD OF DIRECTORS  
FLAGSHIP CONDOMINIUM ASSOCIATION, INC.

Dated: May 24, 2026

**AGENDA**

**FLAGSHIP CONDOMINIUM (INTERVAL) ASSOCIATION, INC.**

**ANNUAL MEETING OF THE MEMBERSHIP**

**Wednesday, June 24, 2026**

**7:00 P.M.**

- I. OPEN MEETING ANNOUNCEMENT/PUBLICATION OF NOTICE – Sharon W.
- II. PARLIAMENTARY PROCEDURES – Hueston/Chris (Zoom Decorum)
- III. WAIVER OF READING AND APPROVAL OF MINUTES OF 2025 ANNUAL MEETING -Sharon W.
- IV. ANNOUNCEMENT OF ELECTION RESULTS - Hueston
- V. 2026 BUDGET PRESENTATION - Chris
- VI. REPORTS OF:
  - a. Property Manager – Kristy L.
  - b. Design- Nicole
  - c. Owner Services – Mark C.
  - d. Officers – Any Board Member
- VII. GENERAL DISCUSSION/OLD AND NEW BUSINESS/QUESTIONS – Sharon W.
- VIII. ADJOURNMENT

**PARLIAMENTARY PROCEDURE**  
**FLAGSHIP CONDOMINIUM ASSOCIATION, INC.**  
**ANNUAL MEETING**

**June, 2026**

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1. There are no questions on the agenda of this annual meeting which require a vote of the membership other than the election of Trustees.
2. At this annual meeting the chair will take questions from the members under old/new business and allow debate limited to 10 minutes per question. Any members wishing to speak or debate the question may do so, without interruption from others, but only if he or she conducts himself or herself in an orderly fashion and is not abusive to the chair, members of the Board or owners present. Otherwise, the chair will declare the guest out of order.
3. The chair will limit the length of speeches and allow each member to speak only once on each question.
4. Formal motions, seconds and/or amendments are not necessary.
5. Following the debate the chair will close the debate, "restate" the question and put the question to a non-binding vote of the members present by a show of hands. The purpose of the non-binding vote will be solely to obtain the consensus of the members assembled whether or not the Board should consider the proposed question more fully at a subsequent regular open meeting of the Board.

6. If the consensus is that Board considers the proposed question more fully, the Board will report its action or inaction on the proposed question and its reasoning at the next annual meeting, or the Board may put the proposed question to a formal vote of the full membership on the agenda of the next annual meeting.
7. A binding vote on any questions raised by the membership at this annual meeting requires notice of the question to all members and a membership vote of the majority in person or by proxy at a duly noticed meeting of the membership.
8. The Board considers that the above procedure is fair and time efficient and it applies the basics of parliamentary procedure for running a meeting.

FLAGSHIP CONDOMINIUM OWNERS ASSOCIATION  
ANNUAL GENERAL ASSEMBLY MEETING  
June 25, 2025, at 7:00 p.m.  
Teleconference via Zoom: 1-646-558-8656, Meeting ID: 983 185 2492

**Attendees**

Approximately 87 attendees were on Zoom including few on conference calls, and several other owners attended in-person. Notable management and professional attendees include:

- . Robert Hueston, Esq. – Attorney for COA
- . Rachel Parisi, Esq. – Attorney for Porzio Bromberg representing FRDC in Chapter 11 proceedings
- . Theresa Thurston – Director Front/Guest Services
- . Peter Lelli – Director of Collections
- . Blanca Morales – Director of Housekeeping
- . Doug Townsend – Maintenance

The transcript, the audio, and names of owners with comments are on record with management at the Flagship, 60 North Maine Avenue, Atlantic City, NJ 08401.

Sharon Wilson opened the meeting, welcomed all newcomers and returning owners, and announced that notice of this meeting has been published in the STAR LEDGER and ATLANTIC CITY PRESS in accordance with the Open Meetings Act. Notification of the Annual meeting was sent to all owners on 5/25/25 via US Mail.

Roxanne Passarella motioned to waive the reading and get approval of the minutes of 06/26/2024; the motion was seconded by Frances McDonald.

Robert Hueston, Esq. reviewed the detailed Parliamentary Procedures included in the package to all owners. There are no questions from the 2024 Annual meeting to present to the membership. The Chair will take questions from the members and allow debate limited to two minutes per question. If there is a question for the Board the question will be restated and put to a non-binding vote of the members present by a show of hands. This vote will be solely to obtain the consensus whether or not the Board should consider the proposed question at a subsequent regular open meeting of the Board.

Chris Ibone explained the meeting decorum. When connected to Zooms, owners are asked to be ‘muted’ unless there’s a motion to vote, to key in their name and contract number in the chat box, to use the electronic hand showing they want to speak, and to announce their first and last name when giving their comment to the Board.

**Legal Report by Robert Hueston, Esq.**

Robert Hueston announced that there are two positions open on the Board and there are three candidates: Bruce Kaye, Ryan Sherman, and Sabrina Presby. There were 30 ballots giving the Board authority to cast their vote. The Board chose to cast their votes to the two highest vote getters. The result: Bruce Kaye received 43 votes, Ryan Sherman received 100 votes, and Sabrina Presby received 101 votes. Ryan Sherman and Sabrina Presby are incumbents and will continue in their present position for their two-year term. Baron Brockington motioned to close balloting for this election; Sabrina Presby seconded the motion.

**Financial Report – 2023 Budget Report by Chris Ibone**

The largest contributors for increased dues are property taxes, bad debt which include uncollectable dues, reserve contributions for renovations, and operating expenses. Chris Ibone reported that our largest expense was that of Bad Debt, the rise in uncollectible accounts to which the Association has to adjust their Allowance for Bad Debt. Bad Debt was approximately \$2.6 million deficit, and \$7.53 million vs. a budget of \$4.9 million, or approximately 40.5% of collected dues revenue. Paying dues helps bad debt and prevents others from having to pay increased dues to break even.

The budgeting process begins with zero expenses across the board in all departments. Meetings are held to discuss what is necessary and are translated into a budget while looking for areas of savings. The aim is to budget FSCOA, a self-sustaining non-profit association, to a breakeven of zero surplus or deficit.

**Property Management by Kristy Lelii**

Acme: Sundays from 9:00 a.m. - 10:15 a.m. Reservations are required only for members. Contact Omar.

Summer schedule for the Shuttle is Thursdays through Mondays.

Summer schedule for the Fun Zone is Thursdays through Sundays.

Housekeeping is fully staffed; J1 students are in place.

**Property Design by Nicole Crawford**

Garage repairs have been completed; structural repairs had to be done; dampers are being installed as we speak, fire codes have been updated, and protective coating is being done to one side of the building.

**Owner Services by Mark Connolly**

2024 was an average year here in Atlantic City compared to 2022 & 2023. However, Flagship owner usage was pretty robust. For the year, Flagship Owners booked 3518 Owner Weeks and Split or Partial Weeks. This is up from 2024 and we have seen a big uptick in the Partial Weeks mainly due to the flexibility of the Club Points and the ability of Club owners to make multiple short stay reservations across all 3 Club Boardwalk properties. Owners also booked 10430 Owner Rate nights for your overnights which is a pretty big increase over 2023. On the other hand, Flagship owners deposited 4552 weeks for 2024 which is a big drop from 2023. This, along with the increase in owner usage, indicates people are vacationing but staying closer to home.

Our call center in Omaha, NE, which provides Customer Care services to our owners and guests is fully staffed with 8 full-time agents. With the increase in owner usage, we have experienced a surge in call volume with people making their travel plans, especially the closer we get to summer. While we recognize you may be experiencing longer than usual hold times and call interruptions, we appreciate your patience and understanding while we continue to work to minimize the service delays.

Representatives have been trained to provide all the same services you've come to expect. They can book your weeks, make owner rate reservations, deposit your week or points with the exchange companies as well as process maintenance fee and mortgage payments.

Online booking of owner weeks and owner rates are available 24/7 through the Owner Portal via clubboardwalkresorts.com. You also have the ability to cancel your reservations online. There is also a "contact us" feature in the portal for general inquiries as well as reservation, maintenance fee and mortgage questions. You can also request your deposit with RCI or Interval International through the portal. That feature can be found at the bottom of same page where you would book your week. We continue to work with our software developer to bring new features and enhancements to the Portal.

As always, we want you to know that we continue to work toward improving your customer care experience. And again, we appreciate your patience as we do so.

**Report from Officers**

Frances McDonald asked Robert Hueston if he can give the owners a copy of the By-Laws. She's been receiving requests from the owners.

### Comments from the Owners

. Darren/Daryl Rachel – what is the between the two companies?

Roxanne Passarella indicated that the FRDC and the COA are separate. FRDC is the management company, and the COA represents the owners.

. Judy Bailey – has been getting info for renting her space.

Sharon Wilson says the space cannot be rented and the info may be spam.

. April – sales people should be held accountable if owners negate during their first year.

. Gustina – why do rates go up on special holidays?

Mark Connolly reported that the rate structure was revised across the board in 2024. The rates are lower during off-season and are higher during the summer. He will send out the rate structure.

. Sandra Delmonte – how can the unit be rented out when I'm not using it?

Roxanne Passarella said management does not rent out the unit.

. Debra J – can I reserve a unit outside my scheduled week.

Roxanne Passarella said it's possible if there is availability. The week you bought is what is promised to you.

. Keith Friedman – why can't I never get in when I need to?

Mark Connolly said you should be getting in when your time comes. If there are problems contact him at

[markc@60north.net](mailto:markc@60north.net).

. Charlene Jefferson asked about RCI and rental, and going from weeks to points.

You can rent your week on your own. With points, you can exchange through RCI. You can rent out your week, make a reservation, and rent it out. It is not legit or is spam if you get an email from an outside company. Your points are good for two years at RCI.

. Paul and Gretchen – can Wi-Fi be improved?

Roxanne Passarella said we're trying to be updated. You can always rent a DVD from the Front Desk.

. Victoria Peh – how can I sell my timeshare?

Roxanne Passarella suggested going to family and friends, or a real estate agent.

. Barbara – with owning two one-bedrooms and has time share, what can we do to counter negative activity?

Rachel Parisi, Esq. said nothing much can be done. As time passes and people see that our company operates as before, concern subsides. Does this affect future buyers? Rachel Parisi said business is as usual; not much of an impact.

. Rose Liburd – what amenities come with the room?

Roxanne Passarella said only the starter package. The rest if provided by the owner.

. Janice James – how to make a phone reservation? Contact 800-609-0009.

. Emanuel – is there a buy-back program. Chris Ibone said that there is not.

. Leon – why do we pay more than the flat rate? Mark Connolly suggested to call RCI; they may put you elsewhere.

. Brenda Reynolds – how will the bankruptcy and the July 14<sup>th</sup> deadline affect the owners?

Roxanne Passarella said the owners are not affected because it's a different company that is being bankrupt. The new company may or may not have sales and marketing.

. Antoinette Wyatt – what will happen with my mortgage? Roxanne Passarella said FRDC holds your loan.

Sharon Wilson thanked the owners for attending this meeting and requested a motion to adjourn the meeting. The motion was made by Frances McDonald; seconded by Darlene Booker.

There being no other business, this Annual meeting of the Flagship Condominium Owners adjourned at 8:55 p.m.

### Certification

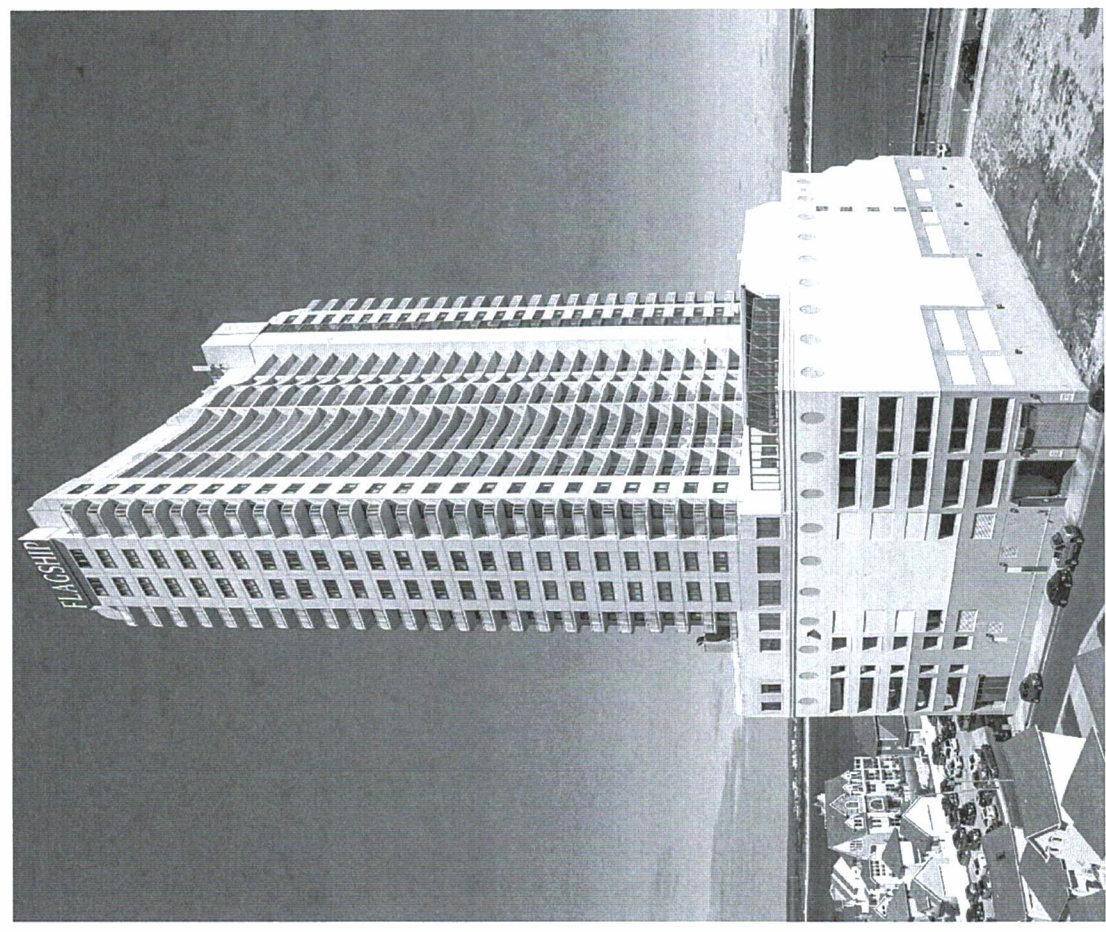
I hereby certify the foregoing minutes of the COA Annual General Assembly meeting were approved and duly adopted by the Board on

date: \_\_\_\_\_ by: \_\_\_\_\_  
Ryan Sherman, Secretary or

WELCOME OWNERS!

FLAGSHIP CONDOMINIUM ASSOCIATION

JUNE 24, 2026 ANNUAL MEETING

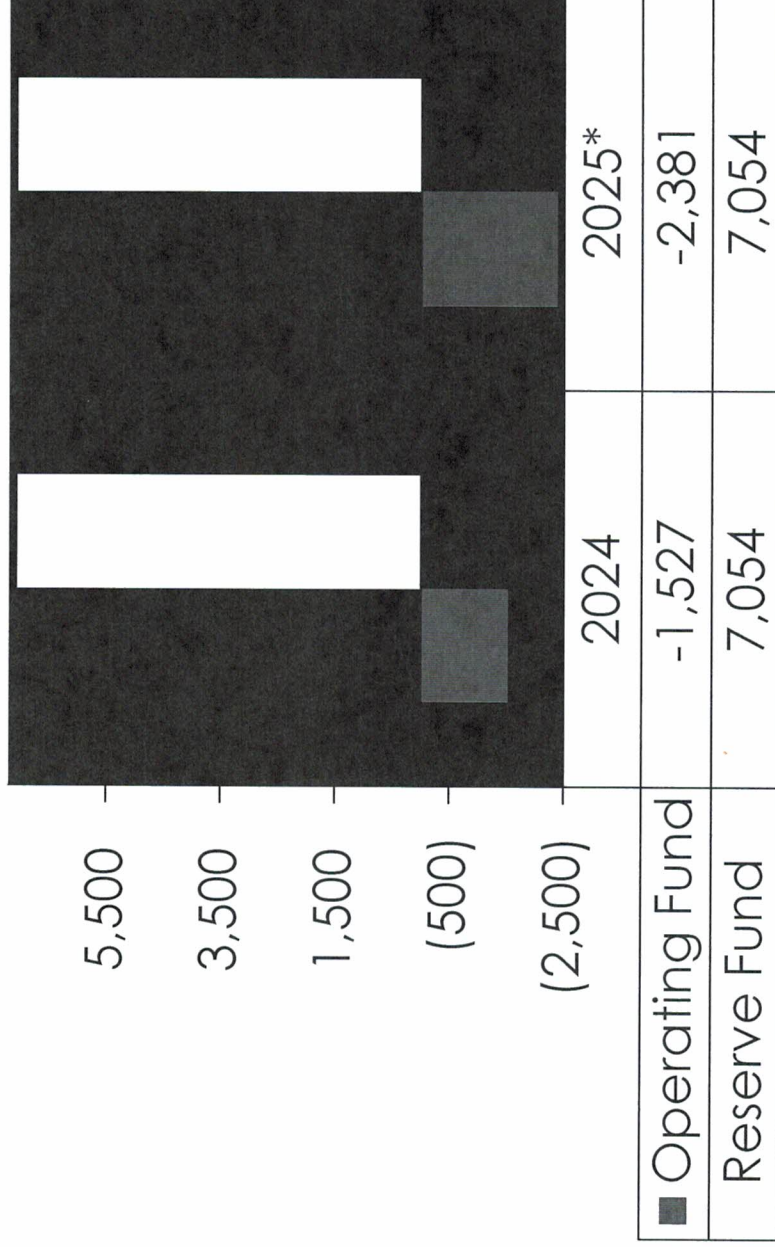


# LARGEST CONTRIBUTORS TO DUES

- RESERVE CONTRIBUTIONS – HOW MUCH CONTRIBUTION IN DOLLARS DOES THE INDEPENDENT RESERVE STUDY CALL FOR RENOVATIONS IN A GIVEN YEAR
- PROPERTY TAXES – CITY/STATE/LOCAL DETERMINES THE TAX RATE WHICH GETS APPLIED TO THE EVALUATION OF THE REAL ESTATE – HAVE NO CONTROL OTHER THAN TO APPEAL ON THE ASSOCIATION'S BEHALF IF IMPACTFUL
- BAD DEBT EXPENSE – EXPENSE TO RESERVE WHAT IS ESTIMATED TO BE UNCOLLECTIBLE IN DUES IN A GIVEN YEAR (THE LARGEST POTENTIALLY)
- OTHER FACTORS – PROJECTED REVENUES/SALARIES AND RELATED EXPENSES/ OPERATING EXPENSES, INSURANCE, ETC..

# 2025 STATE OF FSCOA

\*Numbers are represented in the "thousands" (IE- 1,000 = 1 million  
All representative of Dollar Amounts



Currently the FSCOA sits with a \$1,527,000 rolling deficit in the Operating Fund and a \$7,054,000 rolling surplus in the combined Reserve Fund. 2025 dipped, as expenses were \$853,942 more than revenues. Our largest expense was that of Bad Debt, the rise in uncollectible accounts to which the Association has to adjust their Allowance for Bad debt. Bad Debt was ~2.7m deficit, and 9.19m vs. a budget of 6.46m or ~45.0% of collected Dues Revenue. We have taken steps to increase the budgets for Bad Debt over the past few years to attempt to get them more in line with what is actual collections versus uncollectible based on historical data and projections. We strive to turn that Operating Deficit back to positive in the years to come.

# GENERAL BUDGETING PROCESS

- WE BEGIN WITH \$0 EXPENSES ACROSS THE BOARD IN ALL DEPARTMENTS. WE HOLD MEETINGS TO DISCUSS WHAT IS NECESSARY FOR OPERATING SAID DEPARTMENTS, AND TRANSLATE THAT INTO A BUDGET, WHILE LOOKING FOR AREAS OF SAVINGS ALONG THE WAY.
- WE FOLLOW ALL FINANCIAL PROTOCOL WHEN IT COMES TO BUDGETING FOR OUR CAPITAL RESERVES, AS OUR CONTRIBUTIONS ALWAYS FOLLOW MINIMALLY WHAT THE INDEPENDENT THIRD-PARTY RESERVE STUDY OR SAID PLAN CALLS FOR.
- IT IS GOOD AND COMMON PRACTICE TO ALWAYS BUDGET A NON-PROFIT ASSOCIATION SUCH AS FSCOA TO A BREAK EVEN OR \$0 SURPLUS OR DEFICIT. THE PICTURE IS CLEARER AND MORE EFFECTIVE WHEN YOU DO SO (NON FOR PROFIT/SELF-SUSTAINING).

# 2026 MAINTENANCE FEE GRID

## Flagship Condominium Association, Inc. Maintenance Fee Schedule For Interval Units

### -- Unit Summary --

### For the year ended December 31, 2026

Unit Summary - Annual Ownership - 414 Units

Unit Type	Total Maintenance	Real Estate Taxes	Total Reserves	Total 2026 Billing
Jr. Studio	\$730.31	\$63.31	\$67.94	\$861.56
Studio	821.56	71.22	76.43	969.21
One-bedroom	985.85	85.46	91.72	1,163.03
Two-bedroom	1,085.66	94.11	101.00	1,280.77

For the year 2026 Maintenance Fees have increased 5.95% across all unit types from 2025. Last year's increase was 9.75% from 2024 to 2025. The average Maintenance Fee is \$1,043.01 for 2026 versus \$984.40 for 2025. (An average increase of \$58.61/interval) The average increase percentage has been 3.91% over the last 5 years. Over the last 10 years the average increase percentage is 3.84%.

\*Per ARDA (American Resort Development Association 2025 Study) Industry Average Maintenance Fees Across the U.S. territories are roughly \$1,480.00 per interval week or more depending on if there is active sales vs. \$1,260 in 2023. Post-Covid data reports indicate that Average increases were 5% from 2021 to 2022, and 8% from 2022 to 2023 and some expecting 10% or more potentially in the future driven by inflation, property taxes, amenity upkeep, etc... Overall, since 2020 to 2025 the industry has seen increases of 35% or more in some cases.

# SIGNIFICANT DRIVERS OF THE 2026 BUDGET

- LATE FEE INCOME WAS REDUCED SOME ~83k VERSUS PAST YEARS AS LATE FEE AND LATE CHARGE INCOME IS RECORDED AS COLLECTED AND NO LONGER PART OF THE OVERALL RECEIVABLE/PORTFOLIO WHICH WOULD IMPACT BAD DEBT RESERVES AS WELL.
- ALL LIABILITY INSURANCES AND PROPERTY INSURANCES WERE DECREASED SLIGHTLY SOME ~30K BASED ON MARKET RATES/REGULATION BY A BLENDED 2.5%. SINCE 2000, THE NUMBER OF "CATASTROPHIC EVENTS" SUCH AS FIRES, TORNADOES, SEVER STORMS, ETC... HAS INCREASED DRASTICALLY WHICH IS DRIVING PARTICULARLY PROPERTY HIGH BASED ON THE MARKET EVALUATIONS. INSURANCE EXPENSES HAVE ESSENTIALLY DOUBLED IN THE LAST TWO YEAR, PARTICULARLY DRIVEN BY PROPERTY, AND ITS MARKET VOLATILITY. WE ARE FINALLY SEEING SOME RELIEF IN THIS AREA AS IN THE PAST 3-4 YEARS IT HAD RISEN ROUGHLY 140%.
- HOTEL REVENUE INCREASED BASED ON 2025'S ACTUALS AND PROJECTED 2026 OF ~3.22M OR AN INCREASE OF ~119K
- RESERVE CONTRIBUTIONS WERE INCREASED BASED ON THE THIRD PARTY INDEPENDENT STUDIES (~252k).
- BAD DEBT EXPENSE WAS INCREASED TO ACCOUNT FOR CERTAIN & LARGE PERCENTAGES OF UNPAID DUES, TYPICALLY ONE OF THE LARGEST BUDGET DRIVERS (~1.441M). IT INCREASED FROM \$300/INTERVAL TO \$367/INTERVAL. THAT IS WHY THE PAYMENT OF DUES IS THE SINGLE MOST IMPORTANT THING TO ANY ASSOCIATION.
- PROPERTY TAXES WERE REDUCED BY ~75K BASED ON VALUATIONS AND ACTUAL. WE HAVE SEEN NO LITERAL INCREASE IN RATES IN THE LAST TWO YEARS OR SO.
- DECREASES IN PAYROLL, ACROSS VARIETY OF DEPARTMENTS, MANDATED BY STATE LAW, IT HAS NOW RISEN TO \$15.92/HR. AS WELL AS CONTRACTED UNION RATES. WE HAVE MANAGED TO HEAD OFF THOSE INCREASES BY DEEP DIVING INTO STAFF AND REDUCING OVERALL PAYROLL ~412K.
- ALL OTHER AREAS OF THE BUDGET WERE KEPT RELATIVELY FLAT AND DO NOT SIGNIFICANTLY IMPACT THE BUDGET, OR ITS FINAL BREAK EVEN NUMBER OF \$0

# FINANCIAL CLOSING

- MANAGEMENT IN TANDEM WITH THE BOARD STRIVE TO KEEP THE ASSOCIATION AS HEALTHY AS POSSIBLE AS IT IS VITAL TO ITS SUSTAINABILITY WHEN UNEXPECTED/UNCONTROLLABLE EVENTS CAN OCCUR (IE. EMERGENCY RENOVATIONS/DAMAGE TO ROOMS, GENERAL UPKEEP, UNANTICIPATED HIKES IN PROPERTY TAXES, ETC..) THE ASSOCIATION IS DESIGNED TO BREAK-EVEN AND TO HAVE REVENUES (LARGELY DUES) BE EQUAL TO THE EXPENSES THE ASSOCIATION INCURS, NO MORE, AND NO LESS THEN ITS RESPONSIBILITY TO MAINTAIN ITSELF.
- FULFILLMENT OF ALL OWNERS TO PAYING THEIR DUES NOT ONLY HELPS THE HEALTH OF THE ASSOCIATION (BAD DEBT RESERVES) BUT HELPS (YOU) THAT DUES PAYING OWNER FROM FOOTING THE BILL OF THE NON-PAYING OWNER
- ANY ITEMS DISCUSSED ARE BASED ON THE AUDITED 2025 FINANCIALS AND 2026 FINAL BUDGET. THOSE ARE AVAILABLE UPON REQUEST BY EMAILING [CHRISI@60NORTH.NET](mailto:CHRISI@60NORTH.NET)