

**CASTAWAYS BEACH RESORT BOARD OF  
DIRECTORS MEETING  
July 14, 2023 @ 10:05am**

**Location** – Castaways Beach Resort Community Room

**Phone call-in Information** – (434) 300-4177

Passcode 300230

**MINUTES**

**1) Call to Order**

- a) Meeting was called to Order at 10:05am BY Tim Balas
- b) Board members in attendance were Tim Balas, Sandy Crandall, Cathy (Cat) Dunn, and Mike Ellul.
- c) Karen Solomon from Daytona Shore Realty Inc. Property Management was also present on the call.

**2) Purpose of Meeting**

- a) The notice of the Board Meeting that was posted did not include the updated Agenda provided by the Board. Due to this, the regular meeting addressed the item on that agenda. The Agenda for this Emergency meeting is as follows:
  - o Call to Order
  - o Purpose of Meeting
  - o Unfinished Business
    - Hurricane Ian - Roof Contract
    - Hurricane Ian - Drywall Contract
  - o Homeowner Forum on these two topics only.
  - o Adjournment
- b) Due to board member time constraints, only these two topics were be discussed during the Emergency meeting.

**3) Unfinished Business**

- a) Hurricane Ian – Drywall Contract
  - i) Sandy requested to move this item up as a call with the preferred vendor was conducted just prior to the Board meeting, so this topic was fresh.
  - ii) 3 Bids have been received ranging from \$127,000 (removal only) to \$470,091 (removal and replacement).
  - iii) It will be the owners’ responsibility for texture and paint after any drywall and mold mitigation is complete. The HOA is responsible for drywall removal, mitigation, and drywall replacement.
  - iv) The vendor selected will be bonded for performance bonding.
  - v) Sandy made a motion to no longer pay employees until they are back onsite as Rapid Restoration has completed the work that was previously approved by the board. Cat Seconded the motion. The board discussed when the employees should come back to work, however, they are employees of Daytona Shores Realty, and the board cannot define when they will be back. However, Castaway will not pay when work until they

are back onsite. With no further discussions, the motion passed unanimously by the members present.

- vi) Tim made a motion to move forward with Rapid Cleaning and Restoration to continue the office work and contract for the units identified during the Hurricane. The motion was seconded by Sandy. The Board discussed that a schedule for floor with advanced notifications to the owners will be put in place. Discussion regarding the payment schedule requiring low down payment (not more than \$5000) and payments as the units are completed. With no additional comments from the board, the motion was passed unanimously by the members present.
- b) Hurricane Ian – Roof Contract
  - i) 4 Bids have been received ranging from \$238,100 (plus \$10,000 for a performance bond) to \$394,600.
  - ii) Cat made a motion to move forward with Stateline Contracting and Associates for the Roof repairs to begin. The motion was seconded by Sandy. Discussion was provided by Tim regarding the bonding for Rapid Stateline Contracting and next steps for the work to begin. With no additional comments from the board, the motion was passed unanimously by the members present.

#### 4) Owners Comments

- a) Homeowners present were given a second opportunity to address the board.

#### 5) Adjournment

- a) With no further business to discuss, the meeting was adjourned at 10:03:am

The Minutes were approved on 29 July, 2023

DocuSigned by:

*Cathy Dunn*

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Secretary