

**CASTAWAYS BEACH RESORT
BOARD OF DIRECTORS MEETING
April 27, 2023, 5:30pm**

Location – Castaways Beach Resort Community Room

Zoom Meeting - <https://zoom.us/j/98399884001?pwd=WW1wczdyRnk3S00wMHV1RXJuOFFNUT09>
+1(305) 224-1968
Meeting ID: 983 9988 4001
Passcode: 899461

MINUTES

1) Call to Order

- a) Meeting was called to Order at 5:30pm BY Tim Balas
- b) Board members in attendance were Tim Balas, Nanette Petrella, Sandy Crandall, and Cathy (Cat) Dunn. Mike Ellul was excused.
- c) Certified quorum. Proof of notice meeting certified.
- d) Stan Solomon from Daytona Shore Management was also present.

2) Minutes Review

- a) The board reviewed the minutes from April 21, 2023 electronically and the reading of the minutes was waived.
- b) Sandy motioned to approve the minutes and seconded by Cat. With no further comments from the Board, the motion passed unanimously.

3) Owners Forum

- a) Initially on agenda at this point in the meeting. However, with several requests to move to the end of the meeting, the Board accommodated.

4) Unfinished Business

- a) Committee Report for Status of Assessment
 - i) Sandy and Nanette provided summary of the estimated amounts for the assessment and an overview of the payment plan option.
 - ii) Main focus of the special assessment is the board fiduciary responsibility for safety of the building and residents as well as maintaining the value of the property with current and future reserve requirements.
 - iii) Details of the items and amounts to be sent via USPS and email (where available).
 - iv) Board discussions regarding the amounts and payment were reviewed.
 - v) Tim made a motion to accept the draft proposal as submitted to present to all owners. Cat seconded the motion. With no further comment from the Board, the motion passed unanimously.
- b) Concrete work Schedule
 - i) Nanette made a motion that a project schedule of all the concrete work completion should be developed and made available to all owners as soon as possible. Sandy seconded the motion. With no further comment from the Board, the motion passed unanimously.

5) New Business

- a) Scheduled Board Meetings
 - i) Nanette made a motion to establish a 2023 Board Meeting schedule monthly to be held until such time that all repairs from Ian and Nicole are completed. Sandy seconded the motion. With no further comment from the Board, the motion passed unanimously.
- b) Board Member Spending Limits
 - i) Nanette made a motion that no expenditures over \$500, not already budgeted in our 2023 approved budget, shall be authorized by a single board member and will require approval of the board. Cat seconded the motion. Discussion was held regarding the expenditure amount and agreed to \$500. The motion passed with 3 votes from Tim, Nanette, Cat voting in favor, and Sandy abstaining.

6) Owners Forum

- a) Homeowners present were given an opportunity to address the board. Comments were presented by the following owners:
 - i) Robert (506/312), Kate (314), Mike (503), Jim (619), Kiona (210), David (416, Gladys (418), Andrew (703), Catherine (121), Linda (414), Sharon/Bob (109), Michael (305), Lynn (629), Ellis (615), Jim (217),

7) Adjournment

- a) With no further business to discuss, the meeting was adjourned at 6:52pm

The Minutes were approved on _____ June 7 _____, 2023

DocuSigned by:

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Secretary

Cathy M Dunn