

**CASTAWAYS BEACH RESORT BOARD OF  
DIRECTORS MEETING  
May 12, 2023, 5:30pm**

**Location** – Castaways Beach Resort Community Room

**Zoom Meeting** - <https://zoom.us/j/999588602945?pwd=OENFdXJQdmZLbTRFcFZwQ3ExOXNldz09+305224-1968>  
Meeting ID: 999 5886 0294  
Passcode: 048787

**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 and Karen Solomon from Daytona Shore Realty Inc. Property Management were also present.

**2) Minutes Review**

- a) Prior Meeting Minutes were not reviewed

**3) Financials**

- a) Current Balances were not reviewed

**4) Unfinished Business**

- a) Status of Assessment
  - i) Nanette provided a readout of the Special Assessment
  - ii) Total of all estimated repairs from Hurricanes and Required repairs of approximately \$2.8 M (Expense list was provided to members showing totals)
  - iii) Total assessment for those paying by 01 August will be \$18,298
  - iv) Total assessment for those that want to make payments will be \$20,422.82 (which includes administration fees) with \$426/monthly payment.
  - v) Early payments may begin as soon as June 1<sup>st</sup> or when the bank account for the assessments is set up.
  - vi) Where to send payments, late fees, and administration of the Special Assessment will be detailed in a letter to be sent to the homeowners.
  - vii) A motion to accept the assessment as submitted was made by Sandy. Nanette seconded the motion. With no further comment from the Board the motion passed with 3 voting for the motion (Tim, Nanette, and Sandy) and one abstention (Cat).

**5) Owners Comments**

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

were presented by the following owners:

- i) 603/205 –[Name not heard]; 709 – Steve and Barbara; 325 –[Name not heard]; 409/411 - Lee; 316 – Katherine; 211 – Mike; 619 – Jim; 327 – William; 629 –[Name not heard]; 418 – Gladys; 508 – Mary; 506 – Robert; 702 – Barb; 712 – Andy; 702 – Merisel; 401 – Scott
- ii) Others were sharing amongst themselves and/or did not provide unit/name to be captured in the minutes.

## 6) Adjournment

- a) With no further business to discuss, the meeting was adjourned at 6:32pm

The Minutes were approved on 6 June, 2023

DocuSigned by:  
  
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Secretary  
Cathy M Dunn