

**Castaways Beach Resort Condominium Association, Inc.
Owners Annual Meeting Minutes
DRAFT**

Date: December 18, 2018

Time: 9:00 AM

Place: Castaways, 2043 S. Atlantic Ave, Conference Room.

Meeting called to order at 9:00 AM by Mike Campanale. Board of Directors present, Mike Campanale, Tim Balas, Gary Smith, Mary Ann Hildebrand and Mike Ellul (by phone).

Present from Daytona Shores Realty Inc.: Stan and Karen Solomon and Jean Bows.

Proof of notice meeting certified

Owners present Thirty-two (32)
Owners present + Proxies sixty-seven (67)
Certified quorum.

Gary Smith read the minutes of owners meeting 1-9-2018. **Tim Balas motioned to accept the minutes as read, seconded by Mike Campanale. Motion to accept passed unanimously.**

Treasures Report given by Mike Campanale. He reported a total Operating of \$39,161.25 and total Reserve of \$324,575.41. **Tim Balas motioned to accept the Treasures Report, seconded by Gary Smith. Motion passed unanimously.**

Election Committee volunteers were recruited from the attending owners. Bonnie Green, Brenda S. Gorham and Joyce A. Colston were appointed as the Election Inspectors for this year's election.

Election Committee results of the 2018 Election of the Board of Directors for a one year term are as follows:

- Tim Balas**
- Mike Campanale**
- Michael Ellul**
- Cynthia Lewis**
- Gary Smith**



New Business:

A Comment and questions session was opened up to all the owners present.

The issue of deteriorating balconies and leaking air conditioners was raised as a problem. A Balcony, A/C and Door Committee was established with Cynthia Lewis as chairperson and Mary Ann Hildebrand, Joyce Colston and Brenda Gorham as members to look into the specific problems and possible solutions.

The issue of cigarette smoke and like nuisance smells permeating out of owners and renters rooms was brought up and what options are available to mitigate the nuisance smells. Cynthia Lewis volunteered to chair the Smoke Free Committee to include Jeanne Bows, Karen Solomon and Mary Ann Hildebrand as committee members.

Tim Balas motioned to adjourn, Gary Smith seconded, motion passed unanimously, meeting adjourned at 10:30 AM.

Respectfully Submitted,

Date Minutes approved _____.

Gary B. Smith B.O.D./Secretary

CERTIFICATE OF ELECTION OF DIRECTORS

STATE OF FLORIDA
COUNTY OF VOLUSIA

WE THE UNDERSIGNED, having been elected Inspectors of Election of Directors held at a meeting of the membership of Castaways Beach Resort Condominium Association, Inc., on December 18, 2018, do hereby certify as follow:

FIRST: That before entering upon the discharge of our duties we were severally and individually sworn to faithfully execute the duties of Inspectors of Election with strict impartiality and according to the best of our ability, and the oath was taken and subscribed to by us, and is hereto attached, marked Oath of Inspectors, and made a part of this certificate.

SECOND: That a count of the votes of such election show that the votes representing 75 Unit owners had been cast for the following persons, to wit:

Wanda Baker	<u>7</u>
Tim Balas	<u>65</u>
Mike Campanale	<u>71</u>
Michael Ellul	<u>71</u>
David Janblonski	<u>14</u>
Cynthia Lewis	<u>68</u>
Gary B. Smith	<u>65</u>

That there upon the following five individuals having received a plurality of all the votes cast at such election as required by the By-Laws and Ch. 718 of the Florida Statutes, were by us duly declared elected Directors of Castaways Beach Resort Condominium Association, Inc. for the ensuing year

<u>Mike Campanale</u>	<u>71</u>
<u>Michael Ellul</u>	<u>71</u>
<u>Cynthia Lewis</u>	<u>68</u>
<u>Tim Balas</u>	<u>65</u>
<u>Gary Smith</u>	<u>65</u>

IN WITNESS WHEREOF, we have hereunto set our hands this 18th day of December, 2018

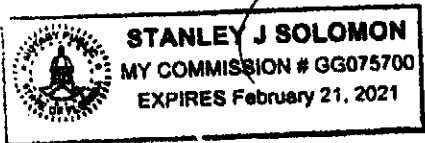
Sworn to and subscribed before me this 18th day of December, 2018

Brenda S. Horham
Inspector

Joseph Calatone
Inspector

Bonnie Green

Stanley J. Solomon
Notary Public



OATH OF INSPECTORS OF ELECTION

Oath of Inspectors of Election of Castaways Beach Resort Condominium Association, Inc.

STATE OF FLORIDA
COUNTY OF VOLUSIA

We, the undersigned, being duly sworn, each for himself deposes and says, promises and agrees that he/she will faithfully, truly, honestly and will execute and perform the duties of Inspector of Election of the election of Directors, held at the meeting of the Membership of Castaways Beach Resort Condominium Association, Inc. on the 18th day of December, 2018, with strict impartiality and according to the best of his/her understanding,

Severally sworn to before me
this 18th day of December, 2018

Bonnie Green
Inspector

Brenda S. Gorham
Inspector

Joyce A. Calleton
Inspector

Inspector

Inspector

Stanley J. Solomon
Notary Public, State of Florida

