



# SAND AND SURF CONDOMINIUM ASSOCIATION

2535 SOUTH ATLANTIC AVENUE DAYTONA BEACH SHORES FLORIDA 32118

Minutes of the Board Meeting held on April 11<sup>th</sup>, 2026, at the resort.

On the Phone: Bob Ford - President,

Present: Jeni Sellers - Vice President,

Ray Graber - Treasurer, John Hauser – Secretary, Stu Gee – Board Member,

Vicky Freeman - Board Member, Kaila Johnson – Manager

Owners present: Mark and Joann Morse, Dana Smith and Sherri Duntley

10:00 am meeting called to order by Vice President Sellers

Introduction of Board and Manager to Owners.

Motion to approve March minutes made by Ray, 2<sup>nd</sup> by Stu. Minutes are approved.

The floor is open for the Owners questions and concerns. Questions concerned the number of owners in good standing, the status of the legacy bricks and questions about our new software. Ray stated that we are growing in ownership lately partly because we are getting new owners who formerly owned at Sea Oats. John said that the legacy brick order forms had been neglected with management changes and other issues taking priority but that these were now being processed and our first batch would be ordered by the end of the week. Bob talked about the software and the soft launch and some of the issues with log on, redundant e-mails and other glitches that were being fixed. Bob talked about all the benefits for Owners once everything is up and running properly. All Owners will all be receiving log on invitations shortly. The Owners asked about our unisex bathroom and Bob explained how because of the new pool we were required by State regulation to have a urinal which then forced us to remodel into our present situation. The Owners' unhappiness with having a urinal next to the toilet was noted.

Ray discussed the present financial health of the resort and our status with our SBA Loan. All our reserves are fully funded, and we are presently in great financial shape.

John clarified the present Unit Week Pricing as follows:

Owners in good standing renting additional week: \$720.00

Owners in good standing purchasing additional week: \$845.00

New Owner coming from Sea Oats: \$1,050.00

New Owner with credit check: \$1,350.00

Owners wanted to know how to find available Unit Weeks. Bob said you can call the office for now but that the online portal will feature a marketplace that will allow owners to market sales or rentals to other Owners.

Bob and Kaila reviewed how to make reservations online and how you have 7 days to pay once you make a reservation or it automatically cancels and that you can use a credit card for a fee of 2.9% or an ACH to avoid the card fee. Annual reservations for fixed owners would be automatically cancelled 30 days after the annual assessment is due and that late fees would be applied to the past due amount.

The Owners expresses gratitude to the Board for the look of the property and many improvements. They were happy with our present management and maintenance staff. The Board thanked the Owners for their comments and concerns.

10:45 Owners leave meeting.

Managers' Report Kaila:

Jaquari is out and we have another new maintenance man who has been great so far.

We failed our fire department inspection and had to replace some outdated fire extinguishers. Reinspection would be on the 17<sup>th</sup>. We will need to retroactively get permits for our new Tiki Huts even though we only replaced pre-existing ones.

Owners either love or hate the new drapes in the oceanfront rooms being they cut off the light entirely when drawn. The Board asked about looking at putting some sheer curtains behind the drapes.

The pool heater has been repaired and is working. Owners have stopped climbing the fence trying to alter the settings now that the hot weather has arrived.

Lisa sold two units this past week deeds await Board approval.

Hallways are being pressure washed.

Kaila says we may need some new bedframes after getting some complaints. Ray said to go ahead and order 4-5 new ones.

Kaila says the new software is working out so far asked Board about how we would do a credit check for new owners. Some discussion about what service we would use going forward.

Treasures report Ray:

We are ahead 2 months on SBA loan payback.

Total cash outlay for March was \$39,444.01 which was \$6,878.62 more than March 2025.

Revenue for March was \$20,953.50 which was \$15,560.50 more than March 2025

We have \$460,346.19 in checking/operating funds for the rest of the year.

Motion to approve treasures report made by John 2<sup>nd</sup> by Jeni. Report is approved.

### Old and New Business Bob

Bob gives the Board a copy of a letter to read from longtime Owners: Michelle Wilson, Linda Crayton and Sharon Zecco. These owners state a hardship related to a cancer diagnosis for their father made them unable to use their reservation last year. They claim that Nicole our previous manager had assured them they could carry over their reservation unto this year which is against stated Sand and Surf policy. Bob received this letter from the Owners and promised to bring it before the Board at this April 11<sup>th</sup> meeting. Our current reservation policy is clearly stated on our website, and the Board is concerned any variance would require us to change policy for everyone with a hardship issue. John reminded the Board that an Owner in this situation could bank a reservation if they were a member of RCI or Interval but also considered whether we could bear some responsibility as Ms. Graves was our employee. Stu who has a background in HOA's stated the opinion that regardless of the possible misrepresentation we must follow established policy and that Sand and Surf cannot carry over any previous year reservations, or we are opening a huge can of worms and the Board agreed. The Board expresses regret at discovering another unauthorized misrepresentation of policy by our former manager.

Bob reviews new software progress and some tweaks:

Owners who are not in good standing will have to manually invoiced for now.

Interest will be automatically assessed after 30 days on unpaid accounts.

We are close to a full launch with over 170 Owners invited so far.

Progress on linking software to QuickBooks looking good.

Jeni concerned with the health of the palm tree in the corner by the Maintenance room. Bob says Kaila can have a tree guy look at it to see if it's savable.

Kaila wants to be able to pay our bills online. Board discusses different options including automatic bill pay to our regular vendors this would help with reconciling our checking account. Ray will investigate Chase bill payer.

Ray happily reported our property insurance is down 15% this year with our new company.

Kaila showed the Board our Google rating and what shows up if someone does a Google search on Sand and Surf and what they see. The photos and ratings were way out of date and did nothing to complement our resort. The Board questioned how we could update our info and get better reviews. We may need to do some marketing by creating a Sand and Surf Google account.

Board approves commissions for management on recent sales.

Board thanks Kaila for the progress being made with the resort and implementing the new software.

Motion to adjourn meeting made by Jeni, 2<sup>nd</sup> by Ray. Meeting is adjourned

Next meeting will be on May 9<sup>th</sup>, at 9:am at the resort.

Minutes taken by: John Hauser - Secretary