



# SAND AND SURF CONDOMINIUM ASSOCIATION

2535 SOUTH ATLANTIC AVENUE DAYTONA BEACH SHORES FLORIDA 32118

Minutes of the Board Meeting held on May 9<sup>TH</sup> 2026, at the resort.

Present: Bob Ford - President, Ray Graber - Treasurer, John Hauser – Secretary, Stu Gee – Board Member, Vickie Freeman - Board Member, Buddy Hall - CPA from W Clark and Associates accounting firm

Absent: Jeni Sellers - Vice President, Kaila Johnson – Manager

9:00 am meeting called to order by President Ford

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

The floor is given to Mr. Hall to give the Board his firm's annual assessment of our resort's financial health and accounting practices. He believes our balance sheet is decent considering we have a high debt to income ratio because of our SBA loan. All Sand and Surf reserves are in good shape. Mr. Hall said we have done a good job on a tight budget. He went over various pages on the report concerning cash flow and interest revenue. He is happy with our new software and its integration with QuickBooks and approves of the Board's policy that we take no cash for any transactions at Sand and Surf. His report concludes that the resort's financial picture is looking more optimistic, and he believes we are on the right path.

9:20 am Buddy leaves meeting

MANAGERS REPORT, from Kaila:

We had a mural painted by an artist friend of Kaila's in the smoking area alcove. The Board will see how it is received by owners and may consider adding some additional murals.

We have installed new flooring in the office and Kaila wants to get some new furniture for our lobby area. Ray approves \$400.00 for new chairs.

Maintenance man update includes the firing of Spencer for no-shows and the hiring of Victor our new full-time man. Mark is working out well and is now our #1 guy. Good part timers are hard to find, and Kaila thinks we will be fine with two full timers who do their jobs.

Our pool heater has been repaired and was covered under the warranty.

Maintenance has finished painting our public bathroom.

Management has been hosting a chicken strip BBQ lunch on the deck under the shade sails on Fridays during the Summer that has been well received by our Owners.

The tall palm tree in the corner of our lot has been evaluated and is likely not to survive.

We had a successful roof repair done over Unit 237 at a cost of \$3,200.00

We are now processing payments being made online by Owners using our new software.

Several Microwaves need replacing but we need specific sizes that are not made any more to fit into existing spaces, so we must get rehab units from Stu's guy "Steve" at \$50.00 each as they become available.

Board discusses some management issues and appreciates how Kaila and Lisa have painted, cleaned up and organized the front office.

Discussion included updates on how the integration of the software was going and about issues some Owners are having with making reservations and submitting payments. Our software is getting good reviews from the Owners so far. We now have 286 who have logged in to their accounts but that is less than half that those who were issued e-mail invitations. The Board will discuss how to get more participation as Owners who are online will have an advantage over those who want to call in even though the 9:00am start time remains the same for both methods. Also, we will now start charging postage and printing fees for Owners who continue to receive their annual letters and make payments through the mail.

Lisa sold 4 units last month, some to former Sea Oats Owners. John asked if there might be ways he could explore to reach out to more Sea Oats Owners who might want to own at Sand and Surf.

Kaila has submitted two hardship letters for the Board to review.

Owners love the new door locks and they are working well.

FINANCIAL REPORT, Ray:

We currently have \$393,250.38 available in operating funds which gives us roughly \$50K a month for the rest of the year.

Our Tax reserves are fully funded.

Total cash outlay for April 2026 was \$96,103.11 which was \$24,056.71 less than April 2025, when you deduct special items from 2025 and 2026, we spent \$3,061.04 less than April 2025.

Revenue for April was \$20,536.16 which was \$15,804.50 more than April 2025.

Motion to approve Treasurers Report made by John, 2<sup>nd</sup> by Vickie. Report is approved.

At 9:55 am, two Owners arrived, Sherra and Doug Griffis who have owned two floating weeks since 2008. They read a letter they had sent to the Board regarding a week reservation made with a previous manager. This reservation was later cancelled for non-payment because it had not been properly processed. It was a carryover reservation from a previous year that they cancelled due to a hardship that was allowed by our previous manager which she was not authorized to do. Sand and Surf policy does not allow carryovers of reservations into the next fiscal year even though it may have been done in the past by previous managers it was never authorized by the Board.

The Board addressed the owner's complaint and Bob explained why we couldn't make exceptions to our policy about carryovers into the next year and that they could have banked their year with RCI instead of losing it. The Board acknowledged that the manager was at fault for the misrepresentation and John asked what the Owners might accept in lieu of their cancelled week if the Board could make it right.

10:22 am, the owners leave the meeting. Bob said we must make it clear that owners have one year to use a reservation and it cannot be carried over into a new year.

OLD AND NEW BUSINESS, Bob:

Bob asks for an update on the Legacy Bricks. We have ordered over 50 bricks that are now being manufactured. Less than 20 still need to be ordered all requiring some clip art formatting adjustments.

Bob addressed the board about present management issues concerning salaries and our refund policy on canceled reservations. We will establish a sixty-day deadline to cancel an annual reservation and a one-week deadline to cancel a daily reservation to receive a refund. The motion was made by John and 2<sup>nd</sup> by Vicky. Motion is approved.

Bob proposes we adopt a directive concerning our management wearing employee polos on Saturdays when Owners check in and name badges every day they work. The Board agrees.

Bob met with the fire department and city manager about a situation with getting permits for construction of our Tiki Huts which they say was required before we had them built. The Tribe we hired to build them is supposed to have a permit exemption from the State, but we can't get a copy of it. We may have to remove electrical outlets from the huts, but Bob is optimistic about working with the city going forward to get this cleared up.

Bob has the Board read an e-mail from an Owner who had some varied complaints concerning our management, maintenance and other guests recently while staying at the resort. The Board discussed the details, and Bob will review any concerns to be addressed with our management.

Motion is made to adjourn by Ray, 2<sup>nd</sup> by Vickie.

11:20 am the meeting is adjourned.

Next meeting will be on June 6<sup>th</sup> at 10:00 am at the resort.

Minutes taken by John Hauser - Secretary