



2535 S. Atlantic Ave., Daytona Beach Shores, FL 32118
(386) 756-4662

The regularly scheduled monthly business meeting of the Board takes place on Saturday, November 8, 2025, at Sand and Surf property. Members present include Bob Ford (President), Jeni Sellers (Secretary), Ray Graber (Treasurer), John Hauser (Assistant Secretary), and Stewart Gee (Alternate). Also present are Nicole Graves (Property Manager) and Vicki Freeman (Owner).

The board meeting is **called to order** at 10:00 am by Bob Ford.

SECRETARY'S REPORT

A **motion** to accept the minutes of the previous meeting with the Mansford correction is made by Ray Graber, followed by a second by John Hauser; all in favor, the motion carries.

MANAGERS REPORT

- *Housekeeping detailed all units during shutdown
- *Guys have painted ceilings, baseboards, touch up walls
- *One (1) unit sold this month
- *Replacing three (3) microwaves; Steve has the proper size
- *Purchased seven (7) new couches and three (3) refrigerators
- *Owner feedback is positive, especially regarding property upkeep
- *Preparing for a busy holiday season!

FINANCIAL REPORT

Revenue is up for the month, which means owners are paying their annual dues. The tax bill came in \$10,000 less than estimated (the assessment

must have been finished before the pool was complete). Sea Oats paid their half of the fence bill. Will need some extra roof work done.

A **motion** to approve the Treasurer's Report was made by John Hauser followed by a second by Jeni Sellers; all in favor, the motion passes.

Nicole Graves and Vicki Freemant leave the meeting at 10:50a.m.

OLD/NEW BUSINESS

The board discusses a new alternate member, Vicki Freeman, and unanimously agrees that she would be a good fit for the group. Other personnel discussions. Repair to beach stairs. Roof work needs a second opinion, will call in John's son with roof business to consult. How long until the pool needs to be resurfaced? Ray will build that amount into the reserves timeline. Board of Directors officer nominations are made.

The next meeting is scheduled for Saturday, December 6, 2025, on property at ten o'clock in the morning.

ADJOURNMENT

A **motion** to adjourn the meeting is given by Ray Graber followed by a second by Jeni Sellers; all in favor, the meeting is adjourned at 11:49a.m.

These minutes have been respectfully submitted by Jeni Sellers, Secretary.