



**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, March 8, 2025, at Sand and Surf property. Members present include Bob Ford (President), Margaret Hurst (VP), Jeni Sellers (Secretary), Ray Graber (Treasurer), John Hauser (Assistant Secretary), Stewart Gee (Alternate), and Nicole Graves (Property Manager). Also present are guests: Gary and Rose O'Brien.

Meeting is called to order at 9:59 am by Bob Ford.

SECRETARY'S REPORT

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

OWNERS FORUM

Mr. O'Brien let the Board know that his professional background is in electrical and construction. Inquiry as to when the fencing is being installed. Is the pool going to be tile or skim - diamond bright and tile. Noticing the roof trim and soffit rust and suggesting a special chemical base that converts the rust and slows the oxidation process - Bob has heard of this product and will use it. The O'Briens were pleased to report that they watched the maintenance staff closely on their first week stay and saw great attitudes and hard work. Could we revisit the stay over service like pre-Covid.

Guests leave the meeting at 10:28am.

MANAGERS REPORT

- *Nicole continues to study for the CAM exam
- *Bike Week has been very chaotic
- *Lisa, the new gal, is a notary, previous paralegal, working out well
- *Would like a new typewriter; \$50 Amazon
- *Fence update
- *Memorial pavers update

- *Will need twenty-nine (29) new chairs and thirteen (13) new solid cushions
- *Unit 239 replace faucet
- *10-12 guests for the upcoming week
- *Will need lift rental for awning paint, plywood, and visqueen
- *Health update

Nicole leaves the meeting at 11:11am.

FINANCIAL REPORT

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 carries.

Insurance discussion and decision...option #1: due April 5th we can pay the entire bill at 120K but will require we monitor all operating expenses closely and hold off on some purchases OR option#2: make monthly payments but incur interest payments.

A motion to choose option #1 and pay the insurance bill in full is made by Margaret Hurst followed by a second by John Hauser; all in favor, motion carries.

We will be prepared to re-pave the parking lot with at least one inch asphalt when the construction project is complete. That would take place during Sand and Surf mandatory shutdown weeks in October 2025. Estimated cost 30K.

OLD/NEW BUSINESS

Need to adapt to new office hours as we approach full capacity. Adjust employees' hours to accommodate Monday thru Saturday 8am-4:30pm and Sunday 9am-2pm. Should the entrance to the pool deck have a lock or no lock? We need to solidify where and how many tiki huts are installed. We will move toward a cashless property; no cash transactions going forward. Let's have a grand re-opening BBQ! A motion to have a keypad beach access is made by Ray Graber followed by a second by John Hauser; all in favor, motion carries. We will install software to begin logging electronic deeds.

The next meeting is scheduled for Saturday, April 12, 2025 on property at half-past nine in the morning.

ADJOURNMENT

A motion to adjourn the meeting is given by Ray Graber followed by a second by John Hauser; all in favor, the meeting is adjourned at 11:57am.

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