



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, June 7, 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: Rob and Katrina Hurst.

OWNERS FORUM

A discussion is had regarding overnight fees required of owners wishing to reserve unit 131 and the framework for an extended stay or wrap around service. The Board clearly communicates our rules for such according to the language in the current by-laws. Guest owners leave the meeting.

Meeting is **called to order** at 10:09 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.

MANAGERS REPORT

- *This has been a productive month!
- *54 deeds complete including all backlogged documents
- *Accounting with QuickBooks is a match
- *Pool Rules, may update registration card
- *Pool inspection went well, lift approved
- *Heater not working but under warranty
- *New signage to the alleyway "NO ENTRY"
- *Need a chlorine extinguisher at the side of pool
- *Mildew prevention in the unibathroom
- *Stairs going down to beach are slick, anti-slip mat
- *Parking- large vehicles on left, compact cars on right

- *New chimney remedied the hot water issue
- *\$1350. Going rate for unit/week
- *Handicap accommodation on bottom floor units
- *Re-establish the smoking area
- *Continue working on the office and personnel manual(s)

Nicole leaves the meeting at 10:39am.

FINANCIAL REPORT

The total cash outlay for May 2025 was \$36,156.89 which was \$123,064.47 less than May 2024. Revenue for May 2025 was \$10,010.50 which was 4,044.50 more than May 2024. The total amount in checking and operating accounts is approximately 271K allowing us to run the next five months at 50K per month which is comfortable. Tax account is fully funded. One of our CDs in self insurance made \$1300 in two months so the decision to roll over for another four months was made.

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.

OLD/NEW BUSINESS

Purchase and perimeters for onboarding new owners is decided. How many Tiki Huts? A **motion** to move forward in contract with Big Kahuna, Inc and install four (4) new fixtures is made by Ray Graber followed by a second by Jeni Sellers; all in favor, the motion carries. A **motion** to adopt the Sand and Surf social media professionalism policy concerning FaceBook accounts is made by John Hauser followed by a second by Ray Graber; all in favor, the motion carries. Regarding the pool rules that the manager has proposed, we have a set posted online. Let's adapt these to be posted at site and in the green book. Discuss fencing around the smoking and BBQ area. Has there been a problem having the open end and should we close in the rest of the tennis court? Let's pursue a DampRid type product in the bathroom before purchasing a dehumidifier that could very well get stolen. Concerning the 22K invoice from Osborne Construction for the fence between S&S and SeaOats, Parker will pursue joint payment. Cement work on ceiling up above and beam will need an engineer for inspection and blueprints that will begin on Tuesday and will have an estimate afterward (\$3700). This has to happen due to it being structural in nature. A **motion** to hire RJ Coating to fix the building damage as per fire marshall order is made by Ray Graber followed by a second by Stu Gee; all in favor, the motion carries. We need to set the date for the annual meeting in October and secure the location for promotion. During the shutdown should we asphalt the parking lot? Purchase stamps now before the rate increase (2,200 before July 13th) The insurance inspection went well. Sense of disquietude is reflected in payment for cement work, and fencing bill, and deck furniture, and tikihuts, AND asphalt; do we have it like that in the bank? Could we put off the asphalt work for one year, is the parking lot in that grave of disrepair? Bob Ford expresses an acute order of operations that makes the comforts of the pool deck top priority! Ray Graber assures us that the funding is

there and we have set aside money for such a time as this. A **motion** to do the asphalt project this fiscal year is made by Ray Graber followed by a second by John Hauser; all in favor, the motion carries. Ray is working closely with Buddy to adjust the administrator titles on our QuickBooks account to reflect current management; may have to wait until December 26th so as not to disrupt W-2 filings. The Fire Inspector said that we need to change the alley door on the maintenance room from wood to metal and let's rent Lowe's debris bags and clean out the alley way of junk, trash, etc.

The next meeting is scheduled for Saturday, July 12, 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 Stu Gee; all in favor, the meeting is adjourned at 12:20pm.

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