



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, July 12, 2025, at Sand and Surf property. Members present include Bob Ford (President), Jeni Sellers (Secretary), Ray Graber (Treasurer), John Hauser (Assistant Secretary), Stewart Gee (Alternate), and Nicole Graves (Property Manager). Also present is guest: Vickie Freeman.

Meeting is **called to order** at 10:04 am by Bob Ford.

OWNERS FORUM

Mrs. Freeman expresses an interest in being a part of the Board. It is defined that an "active" board member is present to most of the monthly meetings with availability for emergency meetings on as needed basis. Each officer has a side assignment that they work on "afterhours". We ask that you participate in a six month trial period to see if the position is something you can commit to then you would be instated as an alternate member. Mrs. Freeman says how happy she has been with the progress seen at the resort. Her concerns are that of security and wonders what measures are taken to assure guest safety (this is what business her husband does). Other concerns are that of the parking lot. Upon her last stay one of their vehicles was hit. No big trucks should be allowed because our parking lot just doesn't have the space. Mrs. Freeman loves the new shape of the pool but is not sure about the bathroom. Bob explains the current regulations for pool bathrooms and why we had to convert ours as per code. The guest owner leaves the meeting.

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

*Location of the benches for the "smoking area" await approval

*Mounting poles for a large shade sail

- *Will install two more Ring cameras upon Board placement
- *Cannot have 24/7 camera at pool, liability issues, will turn off at 11pm
- *Sales of units continue, still great interest!
- *New employee, Spencer, is also a security supervisor (HVAC certified)
- *Purchased five Amana A/Cs from new Rep. Steve, good relationship formed
- *Star Laundry got taken over and quality down, will return to Daytona Laundry mat
- *New housekeeping company is amazing, team of ten show up and do top notch job
- *Wire in a kill switch when patio doors are left open to save the A/Cs

Nicole leaves the meeting at 10:41am.

FINANCIAL REPORT

The total cash outlay for June 2025 was \$60,036.88 which was \$25,009.17 more than June 2024. Revenue for June 2025 was \$9,285.83 which was 4,371.05 more than June 2024. The total amount in checking and operating accounts is approximately 233K. One outstanding bill to Osborne Construction for fencing but waiting to pay until Parker demands that SeaOats assume their fair share.

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

OLD/NEW BUSINESS

The Board highlights benefits of a management directive for the acting Manager to fall back on in regards to Board members rights and responsibilities..Another Legacy Brick discussion, location? Need approximately 35 square feet. Budget discussion, the Board is split between two schools of thought: raise the annual fees to keep up with economic trends vs. allow the owners a year of NO increase. Concerns are communicated and budget numbers are scrutinized. Are there some local marketing strategies that the Board could tap into to glean purchase interest. If we had more unit owners there wouldn't be the dire need to keep asking for more dues. Ray wants to be able to pay fees online, let's come current to the times, merchant responsibility. We used to have database management with Quickbooks. A **motion** to raise the annual fees to \$720. is made by Ray Graber followed by a second by John Hauser; all in favor, the motion carries. Bills have to be in the owners' hands thirty (30) days before the meeting date!

The next meeting is scheduled for Saturday, August 9th, 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 12:25pm.

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