



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, August 9, 2025, at Sand and Surf property. Members present include Bob Ford (President), Jeni Sellers (Secretary), Ray Graber (Treasurer), John Hauser (Assistant Secretary), and Nicole Graves (Property Manager). Also present are guest(s): Jared Marsden and Vicki Freeman.

SPECIAL SESSION

The meeting is **called to order** at 9:28 am by Bob Ford.

A **motion** to have President Bob Ford added to the SBA loan account (#48192****) to enable access to the portal for clerical purposes is made by Ray Graber followed by a second by Jeni Sellers. All in favor; motion passes.

A **motion** to conclude the special session is made by Jeni Sellers followed by a second by John Hauser. All in favor; motion passes. The session adjourned at 10:00 am.

The board meeting is **called to order** at 10:01 am by Bob Ford.

OWNERS FORUM

Mrs. Freeman commends the clarification of rules posted on the website regarding extra-large vehicles. She comments that website sections are outdated and need to be brought current. Could we post an inventory list of the rooms so guests are aware of what items are available to better prepare for their stay? For example, coffee makers are not all uniform. Could we install safety rails in the bathrooms? Mr. Marsden personally thanked Nicole and Kenny for the hard work - it shows! The visibility of our staff and employee personability has been great. "I can tell they give a damn!" Whereas previous staff worked as if it were just a j-o-b. The guest owners leave 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

- *Things are going well
- *slight hiccup with parking of big trucks
- *Perennial guests are breaking our fence (AAA Fencing fixed site)
- *Will spray for bugs and create a bug barrier, may bomb?
- *Annual letter and mail outs are ready to go
- *Eight (8) new sales

A **motion** to authorize standard commission to office staff for recent unit sales was made by Ray Graber followed by a second by John Hauser. All in favor, motion passes. To be paid next pay period.

- *70 owners with delinquent accounts (including 56 "dead" deeds)
- *Spencer is working out well at approx 16-17 hours per week
- *Inside work and light duty for Kenny after his health incident
- *Nicole's surgery at the end of August

Nicole leaves the meeting at 10:51am.

FINANCIAL REPORT

The total cash outlay for July 2025 was \$75,743.04 which was \$14,987.79 more than July 2024. Revenue for July 2025 was \$13,528.00 which was 8,251.44 more than July 2024. The total amount in checking and operating accounts is approximately 199K. Special items paid this month include final payment for Tiki Huts.

A **motion** to approve the Treasurer's Report mentioned in the Special Session is made by Ray Graber followed by a second by John Hauser. All in favor, motion passes.

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.

OLD/NEW BUSINESS

The Board discusses the contents of annual letter and ways to condense the document for readability and mailability. The Board wishes to begin to digitalize information to point owners to an updated website for the latest detailed information. Make final edits so as not to busy the content. Discuss Color Premier for the the metal roofing color on prefabricated roofing panels. Choose replacements that are as close to the same color we have. Is there a conflict of interest when an employee is an owner - YES. Tiki Huts will all be powered, we will need a maintenance guy that can handle the work load. Try

to vary hours so that we are always staffed. Adjustment to the pool maintenance in order to open the pool earlier. Need NO JUMP markers placed along the bench zone of the pool. Legacy bricks could begin installation in December (definitely after October), but are not a priority right now. Regarding parking, there is a form to fill out with Daytona Beach Shores several weeks prior to the stay to obtain a parking pass for large vehicles (17.5 feet or more) across the street in the city lot. Nicole will pick up the passes applied for from City Municipalities as a courtesy to owners on the Friday before their stay.

The next meeting is scheduled for Saturday, September 13th, 2025 on the 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 12:09 pm.

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