



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, September 6th, 2025, at Sand and Surf property. Members present include Bob Ford (President), Ray Graber (Treasurer), Stewart Gee (Alternate), and Nicole Graves (Property Manager). Also present is guest: Vickie Freeman.

Meeting is **called to order** at 9:57 am by Bob Ford.

#### OWNERS FORUM

Mrs. Freeman was asked about her desires to join the Board and her experiences and suggestions for improvements. She has extensive background in Customer Service as well as serving on Boards in the past. She feels that S&S needs more communication / interaction on social media as well as holding a “zoom” meeting with owners. These are things that she would like to help manage on the Board.

#### 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 Stu Gee; all in favor, the motion carries.

#### MANAGER'S REPORT

\*Maintenance duties are starting to get into a routine with the pool chemicals, and pool deck being added to the overall property duties

\*Kittles Locks inquired about handling our lock requirements again, Nicole will get a proposal for review

\* Spencer continues to shine and tackle tasks and owner interaction. Discussion for Spencer to attend pool school and was agreed to. His hours are increasing while Tony's hours are decreasing while he is attending training.

\*Kenny is putting together a Pool equipment and chemical “bible” for procedures

Nicole leaves the meeting at 10:22 am.

## FINANCIAL REPORT

The total cash outlay for August 2025 was \$51,631.79 which was \$1,825.13 more than August 2024. Revenue for August 2025 was \$9,576.00 which was \$6,615.45 more than August 2024. The total amount in checking and operating accounts is approximately 146K.

Ray will roll over or CDs with expected 4% interest

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

Vicki Freeman leaves the meeting at 10:37

## OLD/NEW BUSINESS

- Discussed the upcoming projects and timing for the concrete, parking lot, and roofing companies. Ray is championing this and coordinated all companies involved
- Discussed hardship request and approved
- At the upcoming annual meeting there will be 2 giveaways, one for proxies sent in and one for attendance.
- Have inventoried each type of room and now working on cost structure for each to meet the reserve study

Nicole returns to meeting to review actions from Board meeting

The next meeting is the annual and scheduled for Saturday, October 11th, 2025, at the church starting at 1:30

## 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 11:19 am.