



2535 S. Atlantic Ave., Daytona Beach Shores, FL 32118  
(386) 756-4662

Minutes of the Monthly Board of Directors Meeting on Saturday, February 8, 2025.

Present: Bob Ford, President  
Margaret Hurst, Vice President  
Jeni Sellers, Secretary  
Ray Graber, Treasurer  
Stewart Gee, Alternate  
Nicole Graves, Property Manager

The business meeting is **called to order** at 9:57am by President, Bob Ford.

#### GUEST FORUM

Guests in attendance are Ron Pierce, Ed Perry, Butch and Cindie Burden. A query regarding dues is made and it is explained that the decision to increase the annual dues follows the ebb and flow of the economy. While the Board aims to keep the dues low, we too are at the mercy of the inflated cost of goods and services (energy, insurance, etc). Owners are disgruntled that we still don't have a pool to show for. One year after the succession of hurricanes they thought that is understandable then two years after the storms they thought maybe it'll be better next year and now into the third year...Bob recaps the timeline of events, highlighting circumstances out of our control (from king tides and turtle nesting to permit holdups and drainage disputes) that continue to thwart the progress. No one has been more impatient than he, but Bob assures that from here to the finish line we are looking at about three (3) months. Several owners echo the experience with their own companies and the slow pace at which construction and project runs sometimes. There is concern with people wanting to get out of their ownership and losing sustainable revenue. The Board remains optimistic that even after all our disaster we never saw a "mass exodus" and at this point, so close to a full functioning resort, we are confident we will be selling new units soon. Owners question if the project can be paid for. Yes, our Treasurer has been extremely diligent with appropriations and preserving our coffers. The front office also has the same "penny pinching" tactics and comes in under budget frequently.

Guests leave the meeting at 10:27am.

#### SECRETARY'S REPORT

A **motion** to accept the minutes from the previous meeting as presented is made by Ray Graber followed by a second by Margaret Hurst; all in favor, the motion carries.

#### MANAGER'S REPORT

- Much success collecting on past due owner accounts (suspend Meridian?)
- RCI resolution
- New contract with VSR to lower our bill and meet reservation needs
- Parker's guys had to fix drainage pipes that weren't connected correctly
- CAM school is started and will take state test soon
- Got the appropriate admin on Ring camera
- Room 116 possible usages (game room, playroom, overflow)

Nicole exits the meeting at 10:54am.

#### FINANCIAL REPORT

The total in our checking/operating account to run the resort for the rest of this year is \$475,580.77 Our tax account is not yet fully funded but future reserves account has 136K and self-insurance account has 349K. The grand total of all fiscal holdings is \$1,110,220.75

A **motion** to accept the Treasurer's report as presented is given by Margaret Hurst followed by a second by Jeni Sellers; all in favor, the motion carries.

#### OLD/NEW BUSINESS

We will start populating more Ring cameras. We will send Tony to pool school. Pleased with a new contract with Daytona Laundry. We now have a new contact person for our A/C unit purchases that comes with a five (5) year maintenance warranty.

The next regularly scheduled meeting is set for March 8, 2025, at ten o'clock in the morning.

A **motion** to adjourn the meeting is made by Ray Graber followed by a second by Margaret Hurst; all in favor, the motion carries. Meeting is adjourned at 12:09pm.