



2535 S. Atlantic Ave., Daytona Beach Shores, FL 32118

Board of Directors:

Bob Ford, President

John Hauser, Social Media/PR

Jeni Sellers, Secretary

Stewart Gee, Alternate

Ray Graber, Treasurer

The annual Shareholders' meeting of Sand and Surf owners takes place on October 11, 2025. This meeting is held at the Daytona Beach Drive-In Christian Church at 1:30p.m. A confirmation of ninety-six (96) owners are present and thus a quorum is established readying the group for any vote to be official.

The annual meeting is *called to order* by President, Bob Ford at 1:30p.m.

President Ford begins by thanking the group for their attendance and with respect to everyone's time he will proceed in the order on the agenda reserving a special portion at the end of meeting to answer all questions. The introduction of the Board of Directors is made.

MANAGER'S REPORT

Nicole Graves has been an employee of Sand and Surf for three (3) years and Manager since December 2024. She declares how well everything is going and how appreciative she is of all the support that she has received, especially during some recent health events. Our only really pressing issue regarding the integrity of Sand and Surf is her growing concern of Perennial guests abusing our property. She informs owners of their right to call law enforcement when they see unwanted persons and have them "trespassed". Nicole urges the group to help her in this way to keep the vandals off-property. She takes the opportunity to introduce all the employees. John Hauser further reports how pleased the Board has been with all of Nicole's hard work and upgrades made and boasts that

essentially, she went from third string to starting quarterback – a very capable manager.
(applause)

SECRETARY REPORT

A motion to accept the minutes of the previous annual meeting in October 2024 is submitted by Mr. Masur followed by a second by Kathy Ford. All in favor; the motion carries.

(For the Board) A motion to accept the minutes of the August/September 2025 meeting is submitted by Ray Graber followed by a second by John Hauser. All in favor; the motion carries.

FINANCIAL REPORT

The treasurer, Ray Graber, gives a thorough line by line explanation of the financial statement. He is clear to describe each account: what is in it, what it is used for, what investments/holdings are active, etc. As focus shifts to the budget Ray explains the difference between the budget column and actual column in that some of this data was before our pool was constructed, less energy consumption, before laundry renegotiations, before gas hike. So, the proposal is made to increase the budget by four percent (4%). An explanation of the Reserves asserts that when Covid hit we took all the money out of painting, bathroom remodel, and other projects to keep the doors open and lights on. Then when we were able to conduct business as usual we began the build back process until insurance funding was available. Through much of our dealings with insurance companies Ray realized it was necessary to create a Miscellaneous category to make contributions to non-itemized expenditures.

A motion to accept the financial report as presented by the treasurer is submitted by Stewart Gee followed by a second by Carolyn Hauser. All in favor, the motion carries. 2025-2026 Fiscal Budget is approved.

OLD/NEW BUSINESS

*Legacy Bricks

*Pavement

*Concrete Work – they will pull back our roof to complete

*Mansard Wrap explanation

The concrete collapse in Miami (while we do not have to comply) keeps Ray vigilant to the condition of our concrete with frequent assessments and repairs done; no cracks, no rust.

With regards to the pool deck, we have a little way to go but the staff is doing great and everyone loves the rocking chairs.

Room 127 drains to be addressed to fix the constant water in the room, could need the roof checked.

Bob has been in communication with a software developer that is customizing a Sand and Surf network which will allow guests to make payments, check availability, and eliminate the phone queue. Possible owner to owner communication. We could detail the offerings of each room and amenities included. With use of an app owners could make a maintenance request and would keep a record of all the deficiencies. The timeframe for this is March 2026. Participation will require all owners email addresses benefits would be time saved, less reservation mix-ups, eliminate paper trail and excess.

We will be adding more security cameras to protect our assets and prepare for the unfortunate world that we live in. This will keep a better eye on property and instances where owners from Perennial are hopping over the fence we will have video surveillance to document with the authorities.

Open carry conversation; health debate between sides. The majority decides that we have no problem with concealed carry.

Request for a platform for motorcycle parking

Concerned owner inquired about the erosion at the platform, who's problem, is it? (Perennial)

RCI are we getting rid if it? (No, we respect our owners' right to participate in this exchange but wish that the RCI guests behaved themselves)

Handicapped shower in Room 125; been asking for years. (if wall studs are detected we will install in and out handrails immediately)

Room 120 commodes are too low (will install 17" toilets NOT 21" toilet)

A request to have by-laws made available and issued to new owners (Good idea, we will need an attorney to comb through the 45-year-old document that we have)

Informal poll shows that owners would like the ability to make biannual payments through the new software.

Legacy Brick color... owner suggests that the red may clash could we investigate blueish bricks to match our beautiful pavers.

Explanation as to the Unisex bathroom that nobody likes (we don't like it either)

We will be replacing all the fire alarm to comply with the Volusia County code that's been enforced strictly.

DRAWING

The proxy drawing takes place at the end of the meeting. Congratulations, Glenn Hoffmeister, you win one free week at Sand and Surf!

ADJOURNMENT

The next annual Shareholder's meeting will take place on Saturday, October 10, 2026, at 1:30p.m. The next regularly scheduled meeting will take place on Saturday, November 8, 2025, at 10:00a.m. All are invited to attend.

A motion to adjourn this Shareholder's Meeting is submitted by Jeni Sellers followed by a second by Stewart Gee. All in favor, the meeting is adjourned at 2:41p.m.

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