

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

October 13, 2025

President Randy Deavers called the meeting to order at 10:00 a.m. Board Members present in person were Ron Williams, Secretary and Diane Baker, Director at Large. Present via Zoom were Randy Deavers, President and Tonda Meadows, Treasurer. Steve Saker, Vice President joined at 10:26 a.m.. Becky Lewis from Property Management with Distinction (PMD) was also in attendance. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

Ron Williams made a motion to accept the meeting minutes from July 14, 2025, and September 8, 2025, as amended. The motion was seconded by Tonda Meadows and passed unanimously.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that September 2025 was up slightly compared to 2024 with 1,010 room nights with occupancy 36.6% vs September 2024 occupancy of 36.5%.

There was a leak in Unit 401 that was repaired.

The picnic tables were repaired and painted.

The maintenance team has been painting the balcony railings.

CAM Report

Becky Lewis provided a report. We are working to get all of the passwords to the accounts changed. Bills are being brought current. Owners' checks are being deposited in a timely fashion. A bid for replacement windows has been sent to a couple of owners who have agreed to purchase new windows.

Forensic Audit

Ascend Accounting has begun the forensic audit and expects to have preliminary results before our next Board meeting. Becky Lewis has been sending documentation over as questions arise to assist in the process.

Financials

On the advice of the Forensic Accountant, the financials and the aging report were not published. No action was taken.

New/Old Business

North & South Doors

Becky Lewis met with a contractor to get a quote for installation but has not received the quote yet.

Update ordering of Elevator safety features

Ron Williams will call Delaware Elevator for an update.

Collections

We have an outstanding balance of \$251,295 outstanding, with \$44,121.01 collected this month. Of this, \$89,607.83 is for the Special Assessment, with \$33,346.77 being collected towards this last month.

Association Website

The owner's website, ibcowners.com, is now live. Becky Lewis will send out an email to owners, instructing them on how to create an account so that they have access to all documents.

South Side Wing Wall

Ron Williams has spoken with Calvin regarding the wing wall for the South Side entrance door. Calvin needs to meet with Ron and Randy to determine exactly what they would like to build and ensure that the camera is not blocked. No action was taken at this time.

Air Curtain

The donated air curtain has not been installed yet. Ron Williams will get with Brad to try and get it installed later this week.

Pool railings and gates

Ron Williams has received a bid for \$3,530, with locks included. Ron will talk to them to get a bid without the locks. We would purchase the locks and have them installed when they install the gates.

Balconies

The Oasis maintenance team applied a sealant to the balcony of the 3 West storage room as a sample. Due to the fact that it changes the appearance, we have been advised by our attorney that this would be classified as a material alteration and require an owner vote.

Steve Saker made a motion to present to the owners an option of sealing and painting the surface of the balconies with a product by Valspar in Summer Stone, granite gray flake at an approximate cost of \$500 per balcony, as was applied on the sample balcony. In the letter to the owners, we would explain that the other option is to remove the tile and replace the balconies at an estimated cost of \$15,000 as necessary.

An owner stated that per Section 4.4 of the bylaws, the maintenance of the balcony floor is the responsibility of the owners.

The motion was put on hold until a legal interpretation of the governing documents by the Association's attorney.

FPL Doors

Becky Lewis met with a contractor to get a quote for installation but has not received the quote yet.

Discussion of changes made to Rules & Regulations

No action was taken on the proposed changes to the rules and regulations, as the mailing was not completed on time. They will be considered at the November 10th meeting.

Preparation of the 2026 Budget

The Budget Committee will meet after the November 10th Board meeting, and we have tentatively scheduled the Budget meeting for December 8th.

Electronic Voting

The Annual Meeting is scheduled for January 12, 2026. The first notice must be sent out by November 13, 2025. All of the 79 owners that have already signed up for electronic voting will be uploaded to Election Runner.com. We will send out electronic voting forms again to try and get more owners to sign up.

Owner Comments

Diane Baker asked Becky Lewis if the owners' certificates of insurance were included in the paperwork provided by TruResults.

Becky Lewis will send out a notice for owners to provide copies of their insurance coverage to the Association.

Owner Dawn Griswold Unit 600 asked if the Association units were rented out and if the rental income was used for the good of all owners. This is an income line item that offsets the expenses of the Association.

A unit owner mentioned that they visited the Tiki Bar over the weekend. They observed patrons going in and out bringing in their own alcohol in, which could jeopardize the liquor license. It was suggested to add more signage and have the bartender and servers patrol periodically.

Owner Penny Teeter Unit 301 asked if anyone had looked at other balconies that were sealed for a longer period of time with the product we are proposing to use.

Randy Deavers made a motion to adjourn the meeting at 11:49 a.m. The motion was seconded by Ron Williams passed unanimously.