

02-10 Meeting Summary: Maintenance, Financial Updates, and Community Management

2025-02-10 10:09:12

International Beach Club Condo Association

BOD MEETING

10:00 a.m. February 10, 2025

CALL TO ORDER: Meeting called to order at 10:09 a.m. by R. Deavers.

ROLL CALL: Establish Quorum and posting of the notice.

R. Deavers Present

S. Saker Present by Zoom Arrived via Zoom a little later.

R. Williams Present

T. Meadows Present by Zoom

D. Baker Present

Minutes: Disposal of minutes from January, 2025 three meetings. R. Williams makes a motion to accept minutes as presented. R. Deavers seconds. All in favor. **MOTION:** Carries

C: Richardson notes the Owners Meeting minutes would not normally be included at this time. Just wanted it noted owners concerns that owners mentioned and I wanted you to be aware of them one was the maintenance closet always being left open.

CAM REPORT: Written report to be provided to the Board.

FINANCIAL REPORT: Disposal of Financial Reporting: **MOTION:** to accept financials as Presented made by D. Baker, seconded by R. Williams. All in favor. **MOTION** Carries

INTRODUCTORY STATEMENT BY R. Deavers: I wanted to say a couple things here, a little out of order, but that's like, it's been an interesting nine years that I've been here at the Fountain Beach, several years being on the board. Every year in a facility like this, there's certain items that must happen. We have to redo certain things, keep up certain maintenance, just keep the doors open. We've been challenged by owners over the front desk, the oasis, the seawall. repairs and painting of just the building itself inside now balcony rails balcony floors doors water intrusion and the list goes on of all the things that happen just out of out of life there's been several projects here at the resort that there's been resistance from owners, the sails, the shade sails on the south end of the pool. Now we we can't please everybody we're a board that was elected and put in this position, by all the owners you know we try to do the best we can for the good of the resort we have to meet our responsibilities of maintaining this facility and ensuring that everything is done. Bob tries to keep a handle on a lot of things, but a lot of what he needs to do has to come from us.

We try to do things with the best workmanship as possible and at the least price. In today's world, getting people to do things is like pulling teeth. And to get them to do it at a reasonable price when eggs are \$5 a dozen is a whole other story. We try to be efficient and try to move forward. But the constant challenges that are being thrown in our faces are just slowing things down and raising costs. This BOD continues to try its best to keep assuring a good big picture.

LLC UPDATE: B Trudeau indicates as to the reports just make a clarification on not all the numbers are accurate on the profit and loss for the front desk. If you're looking at these numbers, you think we're, you know, things are golden. It's not quite the way it is.

The owner's portion of income is not entered in this report. That's the gal who does our books hasn't completed all that. Some of that was the delay in me getting her maintenance costs. So it's just been, you know, the first week, the end of the year, first week, a little bit more hectic than usual. The accuracy and also the net income dollar is including last month's dollar. So I'm not sure how that happened, but I'm going to have her take a look at that as well. I actually ran this report. She won't do it without the right numbers. So and I respect that of her, but I did want to give you something to go on.

As far as the restaurant, you have the numbers back there as well. Cost of goods, food's running at 25%. Liquor at 21% and beer at 31%. Pretty straightforward. As far as the dollars and cents for the rental program, the revenue income for 2025 was \$232,000.

And in 2024, it's \$95,022. Occupancy, this year, 69% versus 44% last year. And room rates, 2,057 this year versus 1,254. So we're still riding on some of that FEMA wave, although that's slowly less and less and less. And we did have some groups in-house. Other things bolstered that up. Without FEMA, we

probably would have had a better month comparable to last year because of the groups and things that Rich had netted us. Just things that we've been doing around here, not a whole lot, to be honest with you, by the looks of things. Just business as usual, I guess.

We did start work on the the railing. I mean, that was just recently by Ron. I'd risk going up and paint the cracks. I guess that's what you're referencing for a bit on painting the seawall or the east wall? On the east wall there's cracks you know the cracks that have been touched up it's noticeable probably gonna have to paint the whole wall which I think we've kind of mentioned that last time which you know we can do I'm sure we can get it done but as long as that's what you want. You can see the discoloration and the difference in paint. I'd like to see a couple of good rains against that wall to make sure that the issues have been solved before we paint it. Yeah and that's and we did another patch on for the owners up top on 609 and that's kind of a test thing too. We've pretty everybody's pretty confident that they found the crack. It was a hairline and when he opened it up it was actually it was, underneath the paint was actually a crack and so we pulled that out treated it and patched it we did open their wall and I don't know if did we did that the whole wall they didn't patch that yet did they so that that was part of waiting for rain but I wouldn't yet. If you figure there's no rain in sight forever you know we went ahead with the wall by the window sills. They will fix that whole section that whole thing will get fixe we didn't want to do it prematurely if that wasn't the crack but y'all everybody's been up there at some point and looked.

It's near impossible to locate what this might be but that if it's not that back to the drawing board and I wouldn't even know where to go at that point to be honest in any case those are the those are the big things going on here so far. We did have a, the restaurant did have somebody reported them to the licensing and permitting. Once again they come out, all the I's are dotted, the T's are crossed, they commend the Oasis Manager and staff on how well the place is put together. There was a bulb burned out. So four hours worth of time of inspection and everything else for a burnt out light bulb and one other thing that was already in process of being repaired by the way. It really is disheartening, you know, when you come up against stuff like that. People put your effort to better things than making that phone call.

I did put in calls three calls to plumbers and I didn't have any of them get back with me one of them being the guy that we deal with a lot can't handle we haven't really used them but there's hasn't been any issues but he didn't he hasn't gotten back either so I will try them again I see that's on your agenda actually I'm not sure if there's any other suggestions for plumber I am willing to try that company out of Deland before they did a big overhaul for us maybe I'll call Alternative plumbing or something, So this plumbing issue deals with the hot water heater.

OLD BUSINESS/NEW BUSINESS:

1. Commercial Dehumidifiers. We talked about dehumidifiers, commercial type.

MOTION: To ratify decision to purchase dehumidifiers made by R Williams, Seconded by D. Baker. All in favor Motion Carries. Suggestion to purchase 3, three commercial dehumidifiers at a cost of under \$500 a piece. The warranty is 3 years. The reasoning was at \$160,000 for the water intrusion, for the water extraction from the last water intrusion, spending \$1,500 to have a dehumidifier of that quality and level on three of the floor seems prudent, it helps to reduce the overall humidity in the building which is one of our biggest battles we face. These are a couple hundred pints every 24 hours they're capable of. So we feel it's a good investment. And should we have a big water leak or something, we can put them all into one place and dry it out really quickly

2. Pool Sails: Be it noted by R Deavers that we had discussed in the last meeting about the sunshades on the south end of the pool. Ron and Baker over there had done a lot of work in getting the posts up. It looks really nice with nice white covers on them. This looks really professional so i need to get a motion that we proceed with that as we plan. MOTION: By R Williams to ratify MOTION to proceed with discussed sunshade for pool, Seconded by D Baker, All in favor. MOTION: Passes.
3. Elevator Safety Part: There is a mandate by FL Legislature for a specific safety part for elevator to be installed by end of year. Further quotes were sought concerning a mechanism that has to actually be built for the elevators this is not an option it's a mandatory item Delaware holds the contract and the price is \$31,000 and change. Per R Williams, the problem is the materials to build those is already starting to aid up in short supply. If this should get put on the back shelf, and we won't get it done, and that means we're shut down. The price quoted is for both elevators. MOTION: Made by S Saker to accept the quote from Delaware Elevator to have the special part made and installed on each elevator. Seconded by R. Williams, All in favor MOTION Carries.

R Williams notes regarding Delaware Elevator: Real quick, I'll try to make this quick. We did have some service problems, but we got a new representative. technician and they did meet us Cindy and I here and assured us that because we pretty much put their feet to the cold said we could easily discontinue our service with you because you didn't meet the qualifications that you were supposed to for last year they supposedly are looking at reimbursing us for something there's some of it because we failed a couple of times if any of y'all know anything about for you know that people here have an issue with working hard it's a shame but it is a fact and so they've got a new guy not new but a guy that's moving in this area from Jacksonville to take over us and he's very qualified been with them I think he's based at ten years the new representative the salesperson that's what they are seemed qualified.

4. Use of ONR Account: D. Baker asks if there is some way that we can all maybe get a list of numbers of people that aren't on there and we could split them up and start calling them and see if we could get them on? Because there's some things that we need to vote on and we need to get a majority or at least 66%.

If we speak to them, can we get verbal to write verbal to them? Yeah, but why can't we just call them and say, hey, if we call everyone and just say, if we all call, let's say we all call 10 people or whatever it takes, and we can sort of walk them through it and get them on, then we'll have the voting platform full and we'll be able to do all this in the future.

We will be able to have these people online so that we can ask for a vote, get a vote, rather than calling them every time to get, you know. I don't see anything wrong with contacting those owners and, you know, resending, seeing if they're interested or maybe talking them through getting set up with ONR. I don't know if everybody realizes, so this consent in opt-out has to be signed, otherwise they will not send you nothing to the children. Right, so we need to get, when we call them, we need to, you know, get them to accept the consent via email, and then, you know, we have to talk them through it, you know, go from there.

This list will be provided to the BOD.

5. The Hurricane Plan: S Saker notes he has the lawyers drawing up some sort of a resolution for us. However to put it into place, I need 51% of the vote of the membership. All right. We need to get the voters on board with ONR. R Deavers notes we need to be very cautious about contacting the attorney due to the costs involved. We can basically have a rule we can amend rule three of the association's rules and rights to require our owners to take appropriate action that's where we'll need to vote the board may install and or require unit owners to install hurricane protection that complies with an applicable building code however the board auction plan must be approved by the majority of the voting interests, they have to be able to open like the rest of them do or whatever we have to set a standard and then and then that's all we really need to do but then it's the owner's responsibility to make sure it happens and if it doesn't happen then then we can charge the owner and it all has to do with water intrusion because if someone if someone hasn't um basically put in the proper windows and and, water intrudes through those windows that aren't properly hurricane-proof, then we all pay for the cleanup.

ADDITIONAL NOTE: C Richardson adds Erin from the same law firm used by the Association did make a presentation about that. I have it. I can send it to all the Board so you're familiar with what the Hurricane Protection Plan does.

S. Saker indicates -yes please send that information to the BOD and the attorney actually has in that packet that she can send you, there's an actual agreement in there that we can adopt. So we can look at that agreement, change it to meet our specifications, and then adopt it. Okay, we'll get back to you.

We could sort of all look at it, and then, you know, maybe, you know, suggest some changes, and then we could have that ready for next meeting. But we still need to be able to get at least 51% of the votes of the membership. Yeah, we need that anyway for a bunch of things. Yeah, so we need to focus first on getting all the owners, as many as possible, on the ONR platform.

6. Hot Water Heater: R Deavers indicates: We briefly touched on the water heater, I'll get with JJ Douglas if you want to get with the one in DeLand.

ADDITIONAL INFORMATION: R Deavers called a door company, a national company out of Orlando, and they came up and met with Ron, looked at the door on 600. They gave us a price for a metal door with a metal frame, which is what they prefer to do for the fire rating for that door.

And came back at a touch under \$3,000. So we're still looking for options concerning that. The rest of them are wood frames and wood doors. We're trying to track down the proper fire rating of these doors, what they have to be, according to what the walls are comprised of I was told by an engineer friend of mine without him even looking.

So we will continue the progress on getting that issue solved, resolved. Board members, anything for the good of the cause?

Next project is looking at the drink rail, because everybody's been hard-pressed because they don't have a place to sit and drink. And I don't blame them. I really missed that thing, too. So we're going to see what we can do. That is the LLC.

Another project: Where the planters were taken out, there needs to be some paver repairs. Ron met with a paver company, and they're looking into getting us a quote. Cut out basically a square area and put in a different type of paver.

OWNER COMMENT: by J. Dusz - One of the reasons that I bought in this building was everything that has that you guys have been doing the tiki bar the pool deck the management, the operations, the front desk. Everything that makes this building is the heartbeat of it and it's the value of this building. And I wanna let you know that I appreciate it and I think that we're better than a lot of the other buildings around here because of it and the hard work that you guys do. Thank you.

S Wiesneski: I wanted to second that and I haven't been able to be here a lot or a little, for a while. It's gonna change next year. But I wanna thank everybody for what they do.

ADDITIONAL COMMENT: B. Trudeau: I know there are some pool concerns, especially as the weather gets warmer. I know Diane was front-line with some concerns down there this weekend as well. It's a never-ending battle. I mean, that's why you have your pool monitor, the busier times. I think there were years ago, you actually foot the bill to have them come up for spring break, have a monitor for spring break, which is notorious with the heated pool, college kids, and warmer weather. Our people will do it, and we do it the best we can, but to manage that, I know Diane's great about going over there and booting people out of the, you know, she will, but it's, her job is a bartender.

Various owners offered to help police the pool area. B. Trudeau notes he would highly recommend we either get shirts or a vest or identification to give you some credibility badge.

With no further discussion: R Deavers would call for a MOTION to adjourn.
Motion seconded by R. Williams. All in Favor. Meeting adjourned at 11:10 am