

**INTERNATIONAL BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
August 4, 2026**

President Randy Deavers called the meeting to order at 12:59 P.m. Board Members present in person were Randy Deavers, President, and Diane Baker, Director at Large. Tonda Meadows, Treasurer, and Pat Akerly, Secretary attended via Zoom. Steve Saker, Vice President was unable to attend. Becky Lewis from Property Management with Distinction (PMD) was in attendance. Also in attendance was Rick Durgin of Lifestyle Equity Group and Rich Musgrove representing the LLC. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

No action was taken on approval of the minutes from the July 13, 2026 meeting minutes.

New/Old Business

Consideration and Approval of Authorization to Proceed with Investigative Demolition and Additional Work

Randy Deavers presented Authorization to Proceed with Investigative Demolition and Additional Work for the 05 and 16 stack from McDonald's Painting & Quality Construction. After work began on the contracted work, additional items were identified by United Engineering as requiring immediate attention. Tonda Meadows made a motion to approve the Authorization for the 05 stack. The motion was seconded by Randy Deavers and approved by a vote of 3 in favor, with Diane Baker voting in opposition.

Pat Akerly made a motion to approve the Authorization for the 16 stack. The motion was seconded by Diane Baker and unanimously approved.

Randy Deavers made a motion to adjourn the meeting at 2:00 p.m. The motion was seconded by Diane Baker and passed unanimously.