

**INTERNATIONAL BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
January 12, 2026**

President Randy Deavers called the meeting to order at 9:07 a.m. Board Members present in person were Randy Deavers, President, Tonda Meadows, Treasurer, Ron Williams, Secretary and Diane Baker, Director at Large. Steve Saker, Vice President attended via Zoom. 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.

Nick Sledge from Franklin Hamilton Insurance gave a brief update on the upcoming insurance renewal. The current offer is 16% lower than last year, or about \$17,000 in savings.

Tonda Meadows made a motion to accept the meeting minutes from the December 8, 2025 meeting. The motion was seconded by Ron Williams and passed unanimously. Ron Williams made a motion to accept the minutes of the December 29, 2025 meeting, which was seconded by Diane Baker and passed unanimously.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that December 2025 was down 68.3% compared to 2024. In 2024, several rooms were rented by FEMA for Hurricane Milton aid but 2025 was below average compared to normal years as well.

CAM Report

Becky Lewis provided a report. Collection efforts continue. The total amount delinquent adjusted with the latest update from the forensic audit.

Coupons have been ordered for owners to pay their monthly fees. That should help with collection efforts.

The Second Notice of the Annual Meeting was sent out on December 29th. We had 49 current owners signed up to vote electronically, with 34 voting. Notices and ballots were sent to the other owners.

Forensic Audit

Ascend Accounting still has not provided their report on our forensic audit. It had been scheduled to be delivered last Thursday or Friday, but the auditor missed that deadline.

Financials

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

New/Old Business

Roof Maintenance

Becky Lewis presented 2 proposals from Centimark. The first one is to pressure wash the roof at a cost of \$6,025 and the other was to replace and attach the conduit pads at \$3,042. Becky Lewis will call Centimark and find out if it affects the warranty if we replace them ourselves. Ron Williams made a motion to accept the proposal for pressure washing the roof. Diane Baker seconded the motion and the motion passed unanimously.

Golf Cart Contract

Becky Lewis presented a draft contract. Becky Lewis will revise the contract based on the specific line items discussed. Steve Saker made a motion to accept the contract as revised. The motion was seconded by Tonda Meadows and passed unanimously.

Board members have spoken to the vendors regarding not parking in the handicap spots and not washing their cars.

North & South Doors

Becky Lewis provided a proposal from one vendor for installation of the doors at \$1,496 for North door and \$1,904 for the South door. No action was taken.

Update ordering of Elevator safety features

Ron Williams spoken to our representative from Delaware Elevator. We have a signed contract but not sure when the work will be done.

Collections

The current total delinquent amount is \$187,570, of which \$61,925.03 was for the Special Assessment. Total monthly outstanding is \$125,645.60. To date, PMD has collected \$177,071.33 since September.

South Side Wing Wall

This project has been tabled until we have the new South door installed.

Air Curtain

The donated air curtain has not been installed yet, as they are waiting to determine the best location.

Pool railings and gates

The new gates have been ordered, probably another 3 weeks out.

McDonald Painting Shoring Contract

Becky Lewis presented the proposal from McDonald Painting for 1,850.00 to shore up Unit 216 and 316 for two months. This contract was signed, as it was advised by United Engineering to do it as soon as possible. Ron Williams made a motion to ratify the contract, which was seconded by Randy Deavers and passed unanimously.

United Engineering Contract

Becky Lewis presented the proposal from United Engineering Consultants for \$9,750 to write the specifications for Requests for proposals (RFP). Tonda Williams made a motion to accept the proposal from United Engineering Consultants, which motion was seconded by Ron Williams and passed unanimously.

FPL Doors

Becky Lewis is waiting for an additional bid from McDonald's Painting. No action was taken.

Owner Comments

Dawn Griswold, Unit 600 asked what the status of the expansion joint repair. The company that did the previous repair is not returning phone calls. Becky Lewis will reach out to United Engineering to see if they have a company they can recommend. The contractor that is going to work on the balconies (once selected) may also be an option.

Yuliya Moody, Unit 611 asked if the Board ran the rental program. The LLC runs the rental program. Currently there is only one Board member on the LLC. She is part of other rental associations where they are required to share the LLC financials. The association has legal opinions where it is not required to share those financials.

Charles Martin, Unit 231 asked if the Board members of the LLC were employees of the LLC or if they were paid. They are not paid, they are volunteers. He also asked for clarification on the ownership of the 2 units, which are owned by the Association. Rental income is earned and is transferred at the direction of the Board of Directors for different projects or to Reserves.

Randy Deavers made a motion to adjourn the meeting at 10:30 a.m. The motion was seconded by Ron Williams and passed unanimously.