

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

August 11, 2025

President Randy Deavers called the meeting to order at 10:20 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, arrived at 10:34 a.m. Cindy Richardson and Kim Multop with TruResults Community Association Management were 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.

Tonda Meadows made a motion to table the meeting minutes from the July 14, 2025. The motion was seconded by Diane Baker and passed unanimously.

Ron Williams made a motion to approve the Friday meeting, as presented. The motion was seconded by Diane Baker and passed unanimously.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that July 2025 was up compared to 2024 by 1,554 room nights with occupancy 53.8% vs July 2024 which has 1,329 room nights with 47% occupancy, up \$232, 202.42 year over year.

New/Old Business

Pool and Hot Tub Updatee

Filter grates in the pool filter tank were replaced by Randy Deavers and Ron Williams. The pump room stays extremely hot. Ron Williams will investigate the purchase of a solar fan.

FPL Doors

1st Choice Doors\$, who has installed doors previously on property, has not gotten back to us. We received a proposal from Tenatali at \$12,000 for all the doors, but they do not install them.

North & South Doors

Ron Williams found a supplier for the North & South doors, but they would need to be cut down.

Randy Deavers made a motion for Ron Williams to purchase a door at \$200, provided that they can be cut down to size and the window can be installed. The motion was seconded by Tonda Meadows and passed unanimously.

Brad has an air curtain that he will donate for us to try. It was suggested to place it at the end of the hallway. Randy Deavers made a motion to install the air curtain in the staff hallway. Ron Williams seconded the motion and the motion passed unanimously.

Update ordering of Elevator safety features

Delaware Elevator is scheduled to begin work this week, anticipated completion by Thursday, with one elevator being placed out of service at one time.

Financials

Tonda Meadows made a motion to table the financial statements. The motion was seconded by Diane Baker and passed unanimously.

Update on ONR Use

Diane Baker reported that we have 75 active owners, with both consents being signed. No responses were received from the letters sent out. We need 53 more to have all owners active.

Randy Deavers is working with Barbara Reid to see if ONR can be used as the required secured website.

Hurricane Protection

Barbara Reid has provided verbiage for us to send to owners about the need to replace windows to hurricane windows. Steve Saker will forward it to the Board again.

South Side Entrance Door

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 built and ensure that the camera is not blocked.

Pool railings and gates

We need to install cement posts on the fencing to stabilize the fence so people cannot climb over it, along with a wire retainer along the top at a cost of approximately \$200. Tonda Meadows made a motion to fix the North side fence as described. Diane Baker seconded the motion and it passed unanimously.

Ron Williams will get a proposal to repair the pool gate assembly at the top of the stairs.

Conflict of Interest Disclosure

HB 913 requires any presumptive conflict be disclosed. Randy Deavers made a motion that the Board feels that there is no conflict of interest with Ron Williams serving on both the Board of Directors for the Association and the LLC. Tonda Meadows seconded the motion. Randy Deavers, Tonda Meadows and Steve Saker voted in favor. Diane Baker opposed. Ron Williams recused himself.

Consideration of new CAM

Tonda Meadows made a motion to accept the contract with Property Management with Distinction, LLC. The motion was seconded by Diane Baker and passed unanimously.

Discussion of changes made to Rules & Regulations

Proposed rules and regulation changes must be sent to all owners at least 14 days prior to the meeting. There are also changes that need to be made to the governing documents that would require owner participation by voting.

There was discussion about requiring a band to identify Service animals. Kim Multrop will provide the Board with a copy of the Becker article regarding Service and emotional support animals.

An owner asked for the Board to establish a policy for document requests.

Randy Deavers made a motion to adjourn the meeting at 11:26 a.m. The motion passed unanimously.