

**INTERNATIONAL BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
February 9, 2026**

President Randy Deavers called the meeting to order at 10:00 a.m. Board Members present in person were Randy Deavers, President, Ron Williams, Secretary and Diane Baker, Director at Large. Steve Saker, Vice President and Tonda Meadows, Treasurer, 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.

Ron Williams made a motion to accept the meeting minutes from the January 12, 2026 meeting. The motion was seconded by Diane Baker and passed unanimously.

Financial Reports

A preliminary financial report was provided by Lisa Latham of Ascend Accounting. Tonda Meadows made a motion to accept the preliminary financial report, which was seconded by Ron Williams and passed unanimously.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that January 2026 was down 47.74% compared to 2025. In 2024, several rooms were rented by FEMA for Hurricane Milton aid. January 2026 was average compared to normal years.

CAM Report

Becky Lewis reported that she has been working with United Engineering to get the Stop Work order lifted by the city.

She is still getting bids for North & South doors, the FPL doors and the repair of the expansion joint.

She has also been working with Ascend to get the forensic audit further along and try to get them completed.

PMD Contract Renewal

Steve Saker made a motion to approve the renewal of the PMD contract. Ron Williams seconded the motion and the motion passed unanimously.

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.

New/Old Business

North & South Doors

On hold until stop order is lifted. No action was taken.

Update ordering of Elevator safety features

Ron Williams has spoken to our representative from Delaware Elevator. We have signed a contract and work should be done this month.

Collections

The current total delinquent amount is \$190,951.15, of which \$54,641.75 was for the Special Assessment. Total monthly outstanding is \$136,309.40. To date, PMD has collected \$198,071.33 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. They have determined the best location and it will be installed as soon as possible.

Pool railings and gates

The new gates should be delivered and installed next week.

Update for repairs to 216/316

Becky Lewis reported that we are waiting for the bid specs from United Engineering Consultants.

FPL Doors

On hold until stop order is lifted. No action was taken.

Rules & Regulations Update

A proposed resolution for Key Access was presented for the Board for review. Nie.

Approval of Unit Sales

Approval of the sale of Units 523 & 629.

Renovation Approval

Unit 227 has submitted a revised renovation form.

Owner Comments

Donald Griswold, Unit 600 reported that the North door was not closing properly. This was addressed by maintenance during the meeting and is now operating as it should.

Randy Deavers made a motion to adjourn the meeting at 11:40 a.m. The motion was seconded by Ron Williams and passed unanimously.