

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION
d/b/a Fountain Beach Resort
313 S. Atlantic Ave., Daytona Beach, FL 32118

**SECOND NOTICE OF ANNUAL MEETING OF THE MEMBERSHIP
and
NOTICE OF BOARD OF DIRECTORS' MEETING**

TO ALL OWNERS:

This notice includes important issues that need your attention. Please read carefully.

SECOND NOTICE OF THE ANNUAL MEETING OF THE MEMBERSHIP - This is the official **Second Notice of the Annual Meeting of the Membership** to owners at International Beach Club Condominium Association. This meeting will be held on **Monday, January 12, 2026 at 10:00 a.m.** in the first-floor conference meeting room at Fountain Beach Resort, 313 S. Atlantic Ave., Daytona Beach, Florida. There will be the final Board of Directors meeting at 9:00 a.m. for the current board to wrap up 2025. Then the purpose of the Annual Meeting of the Membership is to elect five (5) Board Association Directors for 2026, and any other business as may lawfully be conducted (see agenda below). No quorum is necessary for the election of directors, however there are five (5) positions for the Board of Directors and six (6) owners running for a seat on the board, so there will be an election for Board Members. **Delinquent owners are not permitted to vote, per Florida Statute 718.303(5), but voting rights will be reinstated upon the account being brought current.** A majority of voting interests (75 votes required) must be present in person, or by proxy at the Annual Meeting of the Membership in order to conduct business other than the election of Directors, therefore it is VERY IMPORTANT that you either attend the meeting or return the completed limited proxy form on the website. **All participants at the Annual Meeting of the Membership must also be listed as owners of record for their unit; otherwise entrance to the meeting will be denied.**

ADOPTED 2026 BUDGET - Reminder - The Board is required to adopt a budget for the Association each year. The Board adopted the 2026 budget at the December 29, 2025 meeting. The monthly fees will remain at **\$550 per single unit, per month; \$1100 per suite, per month** and payment is due the first of every month. It is the responsibility of each owner to ensure payment is received no later than the 10th of each month. After that payment is considered late and a late fee plus a finance fee will be applied.

- (1) BUDGETARY RESERVE FUNDING** - The state of Florida mandates that all condominium associations must fully fund their Budgetary Reserves.
- (2) VOTING CERTIFICATE** - The purpose of establishing who is authorized to vote for a unit owned by more than one person (even if husband and wife) or a corporation. A Voting Certificate is NOT needed if the unit is owned by a single person. This information is entered in our system.
- (3) LIMITED PROXY** - The limited proxy is used to appoint the secretary or another unit owner to vote on your behalf if you are unable to attend the meeting.
- (4) ELECTION OF DIRECTORS** - Candidate Information Sheet submitted by the candidates who are solely responsible for their contents. The Association includes this information in accordance with the requirements of Florida Law. The Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information submitted.

BOARD MEETING AGENDA (9:00 a.m.) - Preceding the Annual Membership Meeting, the IBCCA Board of Directors will hold their Annual Meeting at the same location to address Board Meeting agenda items listed below.

2026 ORGANIZATIONAL MEETING OF THE BOARD - Immediately following adjournment of the Annual Meeting of the Membership, the 2026 Organizational Meeting of the Board of Directors will be held for the purpose of electing board member officer positions, which is solely determined by the BOD, and other agenda items as noted on the Organizational Meeting of the 2026 Board of Directors agenda.

BOARD MEETING AGENDA (9:00 a.m.)

1. Call to Order/Roll Call/Certify Quorum
2. Disposal of December 29, 2025 Minutes
3. Any other unfinished business
4. Adjournment

ANNUAL MEMBERSHIP MEETING AGENDA (10:00 a.m.)

1. Appoint Chairman to Conduct Meeting
2. Reading of 2025 Annual Meeting Minutes
3. Open Forum/Owner Participation
4. Introduction of 2026 Board of Directors
5. Adjournment

ORGANIZATIONAL MEETING OF THE 2026 BOARD OF DIRECTORS AGENDA (Immediately following Annual Membership Meeting)

1. Call to Order/Roll Call/Certify Quorum
2. Introduction of 2026 Board of Directors and election of Board positions
3. Meeting Dates for 2026
4. Board Member Comments/Owner Comments
5. Adjournment

If you have any further questions, please contact PMD Management at (386) 451-9972.

Randy Deavers, Board President
Ron Williams, Secretary
Diane Baker, Board Member at Large

Steve Saker, Board Vice President
Tonda Meadows, Treasurer

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
d/b/a Fountain Beach Resort
ANNUAL MEETING OF THE MEMBERSHIP
MONDAY, January 12, 2026 at 10:00 A.M.

LIMITED PROXY

KNOWN ALL PERSONS BY THESE PRESENTS, that the undersigned owner(s) of property located at 313 S. Atlantic Avenue, Daytona Beach, FL, Unit _____ hereby appoints:

(PRINT NAME OF PERSON YOU WISH TO ACT AS YOUR PROXYHOLDER)

The Secretary will be appointed attorney and agent, with the power of substitution for and in the name, place, and stead of the undersigned to vote as proxy at the Annual Meeting of the Membership, to be held on Monday, January 12, 2026 at the International Beach Club Condominium, 313 S. Atlantic Avenue, Daytona Beach, Volusia County, Florida and any adjournment thereof, within ninety (90) days of January 13, 2025 according to the number of votes that the undersigned would be entitled to vote if then present accordance with the specifications hereinafter, as follows;

GENERAL POWERS

(If you do not wish to give your proxy General Powers, leave blank)

_____ I hereby authorize and instruct my proxy to use his or her best judgement on all matters properly come before the meeting.

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premise whether at the meeting referred to above or at any change, adjournment, or continuation of it, and all prior proxies previously executed.

In no event shall this proxy be valid form a period longer than 90 days after the date of the first meeting for which given.

DATED THIS _____ DAY OF _____, 2024.

***** Designated Voter's Signature _____

BALLOT FOR ELECTING DIRECTORS OF
INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Monday, January 12, 2026

10:00 a.m.

Vote for no more than five (5) candidates.

If you vote for more than five (5) candidates, your ballot will not be valid.

Indicate whom you wish to vote for by placing an "X" next to their name(s).
Do not sign the ballot or identify yourself in any way. Place the ballot in the
envelope marked "BALLOT ENVELOPE".

1. Diane Baker ____
2. Randolph Deavers ____
3. Julie Dusz ____
4. Tonda Meadows ____
5. Steve Saker ____
6. Ronald Williams ____

Pursuant to Florida Statutes Section 717.112, "A unit owner may not permit any other person to vote his or her ballot, and any ballots improperly cast are invalid. A unit owner who violates this provision may be fined by the association in accordance with s. 718.303."

NOTICE OF INTENT
International Beach Club Condominium Association, Inc.

Please accept this as notice of my candidacy for election to the Board of Directors of International Beach Club Condominium Association, Inc. I am a member of the Association by virtue of my ownership of the property listed below.

Required Information

Address: Fountain Beach Resort, 313 S. Atlantic Ave., Daytona Beach, FL, 32118 Unit 520/522

Print Name: Diane Baker

I certify that I have not been convicted of a felony, declared to be of unsound mind by a court of competent jurisdiction, and I otherwise meet the qualifications for the Association's Board of Directors.

Signature of Candidate: Diane Baker

I have learned a lot my 1st year on the board and there is much more to learn and achieve. The last year has been a challenge, but by listening to owners the FBR can only improve. My Goals I would like to achieve for next year are the following.

1. It's important to follow state & local regulations and building codes.
2. I presently live in Daytona Beach and can be accessible when needed by owners.
3. I want to create a positive sense of the community at the FBR using transparency, integrity and fairness.
4. Focus on a community that is based on rules, not personal preference.
5. Most important is to Protect our Property Values.
6. I would like to create a committee to start working on our Condo Docs, as we are heading into them expiring Oct. 2027.
7. I continue to view webinars on new updates pertaining to new Florida Statutes.
8. I would like to see a Rental Referral Program. If the rental program is full, send a referral to private renters to keep money in the building and not another facility. This is a win for everyone involved and will keep more potential return guests in our resort, to improve revenue for all.

*Thank you
Diane Baker*

For Association Management Use Only:

YES/NO Notice of Intent

Received: _____

YES/NO Information Statement:

By: _____

NOTICE OF INTENT
International Beach Club Condominium Association, Inc.

(Must be received on or before **Wednesday, December 3, 2025** to be eligible for candidacy).

Acceptable delivery methods are: Hand deliver to the owner's mailbox to the left of the front desk at Fountain Beach Resort, transmit as attachment to an e-mail to manager@pmdmgt.com, or send via U.S. Mail to International Beach Club Condominium Association, c/o PMD, PO Box 290714, Port Orange, FL, 32129.

Each candidate named on a ballot for director must make a good faith effort to disclose, in writing, any financial, business, professional, or personal relationship or interest that would appear to a reasonable person that would result in a personal conflict if the candidate were elected as a director.

Complete the Required Information section below and return as directed above. Other information is not required but may be submitted as candidacy qualifications in lieu of the Candidate Information Sheet.

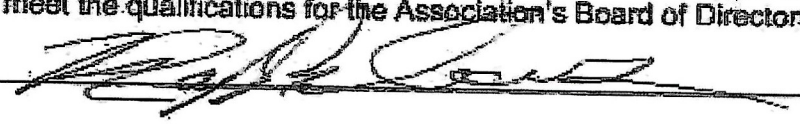
Please accept this as notice of my candidacy for election to the Board of Directors of International Beach Club Condominium Association, Inc. I am a member of the Association by virtue of my ownership of the property listed below.

Required Information

Address: Fountain Beach Resort, 313 S. Atlantic Ave., Daytona Beach, FL, 32118 Unit 315

Print Name: Randolph Deavers

I certify that I have not been convicted of a felony, declared to be of unsound mind by a court of competent jurisdiction, and I otherwise meet the qualifications for the Association's Board of Directors.

Signature of Candidate: 

Education: H.S. Diploma, A.S. Heavy Equipment Mechanics, Economics course.

Personal Background: Eagle Scout, 40+ years in the construction industry, Director Inasmuch Food Pantry.

Prior Association Experience: 20+ years working with CAM's in association maintenance, Member of the IBC Board since May 10, 2021, President of the IBC Board for 2025.

Comments/Goals/Additional Info: Thank you for your support over the last year as your President! I am looking forward to continuing the progress that the board has made over the past year. I want to continue to make the Fountain Beach Resort a place we ALL want to come to and enjoy.

For Association Management Use Only:

YES/NO Notice of Intent

Received: _____

YES/NO Information Statement:

By: _____

Hello, my name is Julie Dusz, owner of unit 426 and I'm currently running for a board position. I'm motivated by my commitment to serve the Fountain Beach Resort with fairness, transparency, and strong, level-headed leadership. I'm very passionate about maintaining and improving the Fountain Beach Resort, as this is where I come to unwind, relax and recharge.

I'm a hometown girl from the Daytona Beach area, but my Midwest Ohio roots have shaped much of who I am. Central Florida has been my home for most of my life, and it's where I raised my four children and built meaningful connections with the people in my community. I have always been deeply involved in my community—from coaching and volunteering in my children's schools, including science and robotics programs, and running various charities that have made a positive impact locally and globally.

I began my real estate career in 2004 and founded my own real estate business in 2007. From the beginning, I've been committed to providing the highest standard of service, always approaching each transaction with integrity, diligence, and a thorough, analytical mindset. Over the years, I have expanded my expertise to include property management and land development, helping clients and investors navigate complex transactions, manage their properties, and develop projects from acquisition through completion.

With my 20+ years of real estate experience, property management, land development expertise, and deep community involvement, I am ready to bring integrity, clear communication, and thoughtful decision-making to the board.

December 1, 2025

Dear FBR Owner,

Well, its that time of year again. With the holidays, I am sure everyone's schedule is very busy. But I am hopeful that you would take a few moments to vote for your 2026 Board of Directors at Fountain Beach Resort. As a reminder, I would encourage everyone to use our new electronic voting at www.electionrunner.com. If you have not yet signed up for electronic voting, please contact our CAM Manager, Becky Lewis at manager@pmdmgt.com.

For my background, my husband Denny and I have owned at FBR since 2014. We have seen a lot of improvements since that time, and we look forward to many more improvements in the future.

I hold dual paralegal degrees from Pensacola State University. I recently retired from my position as a construction law paralegal at the Ohio Attorney General's Office, specializing in complex litigation. My duties included reviewing contracts and detailed legal documents. I feel that my work experience has been an asset to the Board, especially with all the recent requirements and changes in laws pertaining to condominiums. I take the time to read the fine print and research pertinent issues.

I have had the pleasure of serving on prior FBR Board of Directors, holding the positions of Secretary, Vice President, President, and my current position as Treasurer.

Your current Board has been very busy this year. I am proud to state that our reserves are fully funded and that we have passed all the structural inspections mandated by the State. If re-elected, I will continue the path of advancement for FBR as we still have a lot of work to do.

I sincerely hope that you will consider me when making your choice for the Board of Directors this coming year.

Thank you for your continued support and please don't forget to take time for yourself and enjoy the ocean breeze.

All my best,


Tonda Meadows

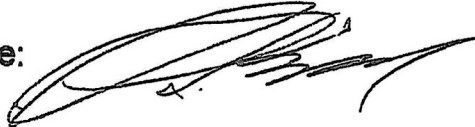
INTENT TO RUN
International Beach Club Condominium association Inc.

**Address: Fountain Beach Resort 313 S. Atlantic Ave. Daytona Beach FL 32118
Unit 427**

Name: Steve Saker

I certify that I have not been convicted of a felony or declared to be of unsound mind by the court of competent jurisdiction, and I otherwise meet the qualification for the Association's board of directors.

Signature of Candidate:



AGAIN, PLEASE VOTE TO SUPPORT THE FRONT DESK

Hi, I am Steve Saker, owner of unit 427, am reaching out to you to let you know that I am running to be re-elected for a position on the board of directors of the Condo Corp and I am PRO FRONT DESK.

My Main goal is still to advance our investment in all ways possible. I have been a real estate agent and in construction for the past 46 years. 16 years ago, I went through every Condotel on the beach and decided this was the place, and part of the reason was the front desk. The building was decent back then but over time the front desk and the team of people involved in this building have worked to make it the destination that it is today.

. I am sure with my skills in business and construction, along with already being a member manager of the LLC at Fountain Beach in 2022 and serving as a director in 2023 and 2024 also as Vice President in 2025 on the board that I can help, not only to maintain but make this investment and lifestyle something you will all be excited about.

Please get in touch with me anytime to talk about your ideas or concerns.

Phone # 519-854-8637

Email steve@sakerrealty.com

Thank you,

Steve Saker

ALSO PLEASE SIGN UP FOR OUR ELECTRONIC VOTING PLATFORM, WE COULD ACHIEVE SO MUCH MORE IF WE COULD HAVE YOUR INPUT!!!!

EXPERIENCE

2019 – CURRENT: IBCCA BOARD MEMEBER, FOUNTAIN BEACH RESORT

Responsibilities: Attend monthly board meetings, review quotes (insurance, repairs, etc), review maintenance and repair issues for possible solutions and/or improvements, recertified every year since 2019.

1979 – CURRENT: LANDLORD/PROPERTY MANAGER, FAMILY-OWNED RENTAL PROPERTY

Responsibilities: interview potential tenants, conduct background checks, place approved tenants, maintenance and repair of properties, preparation and filing of legal documents for removal of tenants in default.

1989 – 2014: INSURANCE ADJUSTER, LIBERTY MUTUAL INSURANCE COMPANY

Responsibilities: Contact customers (claimant or insured) to setup appointments, assess related damage, prepare loss report and issue payment, provide expert testimony for legal proceedings related to claims, catastrophe duty.

1987 – 1989: MANAGER, ROYAL OLDSMOBILE

Maintain a productive staff of technicians and service writers, prepare month-end profit reports as well as meet production quota, maintain high quality of customer relations.

1984 – 1987: MANAGER, JIMMY BRYAN TOYOTA

Maintain a productive staff of technicians and service writers, prepare month-end profit reports as well as meet production quota, maintain high quality of customer relations.

1981 – 1984: OWNER, ONE STOP CAR CARE CENTER

Responsibilities: Owner and operator of paint and body shop.

1980 – 1982: DISTRICT SUPERVISOR, EARL SHEIB

Responsibilities: responsible for paint and body shops located in the southeast United States including personnel, monthly inspections and reports and training.

1979 – 1980: MANAGER, MAYCO

Responsibilities: Operation of paint and body shop including supervision of personnel, writing of estimates, follow up with customers, prepare weekly/monthly reports.

1974 – 1979: PRODUCTION WORKER, UNIROYAL TIRE COMPANY

Responsibilities: production of experimental, puncture proof tires.

EDUCATION

JUNE 1972: HIGH SCHOOL DIPLOMA, Cody High School

1989 – 2014: CONTINUING EDUCATION, VARIOUS

Continuing education to maintain Multi-state Insurance licenses.

2019-CURRENT: CONDO BOARD CERTIFICATION AND CONTINUING EDUCATION CLASSES:

Board Certification, Roof, Budget, Maintenance, Association Leadership, Reserve Study, completed every certification class and zoom class provided relating to condo associations, full funding, budgeting, milestone inspections, new legislation,

SKILLS

- Good communication and negotiation skills
- Hands on mechanical and building maintenance skills
- Detail oriented

ACTIVITIES: Hobbies/Interests

- Street rods
- Motorcycles.

GOALS:

- To make Fountain Beach Resort one of the top desired locations on the beach.
- To build a positive relationship between all owners, the IBCCA board, and the LLC.