

**INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**

d/b/a

Fountain Beach Resort  
313 S. Atlantic Ave.  
Daytona Beach, FL 32118

**Board of Directors' Meeting Agenda**

**Monday, June 9, 2025**

**10:00 a.m.**

(First Floor Meeting Room)

- I. CALL TO ORDER
- II. ROLL CALL - Establish Quorum and Verify Posting of Agenda
- III. MINUTES - Disposal of Minutes from May, 2025
- IV. CAM REPORT - Written report to be provided to the Board
- V. FINANCIAL REPORTS Disposal of Financial Reporting April and May, 2025
- VI. LLC UPDATE
  - 1. LLC Manager - Board Update
  - 2. Oasis LLC Financial Reports
  - 3. Rental Program Occupancy/Volume/Revenue
- VII. OLD BUSINESS/NEW BUSINESS
  - 1. Pool and hot tub update.
  - 2. FPL Doors update.
  - 3. Update ordering of Elevator safety feature required by the State and meeting their electrical clarification needs.
  - 4. Update Use of ONR Account Important for Various Reasons **Need All Owner Participation.**
  - 5. Strategic Planning for Hurricane Protection.
  - 6. South side entrance door update.
  - 7. Balcony flooring
  - 8. Pool railings and gates.
  - 9. Possible discussion regarding change or changes to Declaration.

NOTE: Additional agenda items agenda items may be placed for discussion as needed by BOD Discretion.

**VIII. BOARD MEMBER REMARKS/OWNER COMMENTS**

**IX. ADJOURNMENT**

# **06-09 Meeting: Condominium Association Operations, Compliance, and Owner Engagement**

2025-06-09 10:01:36

**Monday, June 9, 2025**

**10:00 a.m.**

(First Floor Meeting Room)

I. CALL TO ORDER Meeting called to order at 10:01 a.m. by R. Deavers

II. ROLL CALL – Roll call given by R Williams

Tonda Meadows: Present by zoom

Steve Saker: Came to meeting late via Zoom

Ron Williams: Present

Diane Baker: Present

Randy Deavers: Present

BOD Minutes of May, 2025: R. Deavers makes the MOTION to accept minutes as presented. MOTION: Seconded by R. Williams. All in favor. MOTION Passes.

CAM REPORT AS PRESENTED by TruResults Community Management. Written and provided in your packet. Specifics given.

FINANCIAL REPORTING : Financial reporting is tabled until next meeting. Cindy talked to Barbara Reed regarding Erin's presentation about hurricane protection plans. So Barbara sent what she has as a letter to her clients on the subject as well as Erin's. So we are going to just make sure that you all get to put your input in so that we can build one total that combines maybe both Barbara and Erin.

And speaking of Wright and Casey, Ms. Barbara Reed has achieved board certification in the area of condominium and plan development law. So she's a very knowledgeable person.

Randy notes he and Tonda were going to review all of those, so that's where I'm at. No, we have not had a chance. Tonda and I have not had a chance to go

back and review this couple months' worth of financials. At a quick glance, everything appears to be fine, nothing out of order. So we will do that.

#### LLC UPDATE:

Room nights for the month of pre-flat, 2024, 1,400 nights, which is 2025 at 1,458, running about 48% and 2024, 49%. That percentage always skews with the number of rooms on and off. The dollars and cents of it, last year 178, 282, this year 181, pre-flat month, trending somewhat similar, slightly less.

And that's, with all that we're hearing about tourism for the summer, that's what I'm expecting. A light summer season, light summer travels. A couple of things that were done: We replaced pump room gate, I guess it was a temporary one, so let's finish up with. And then lastly, we had somebody who, younger guests, had a big puff of cigarette in the elevator, triggered the elevator alarm, shut the elevator down last week. And in the process of trying to reset, we find that our key, the key that we have in-house, doesn't work. It's the same key as the elevator company. I spoke with the people. It's kind of a special key you get, and you're going to jump through some hoops to get a new one. And the guys asked, and we have sent them pictures of the key.

He's going to identify which, even though the key looks alike, there's differences on it. But he's going to get his, he's working on it.

The vape guy, we tried to track him down. He was a young kid, maybe 17, 18, somebody's kid. I lost track of where he was in the building. Maybe he was checking out at the time that he vaped. One puff, that's all it took. I think it might key? I don't think that's part of it. We did have the fire department come in here, and they did their thing, and then they came back a second time. And apparently they weren't communicating too well because the guy was surprised that somebody had already done the inspection. There was one thing we needed to do. But other than that, everything else is complete.

D Baker :Do all the owners have insurance? I'm asking you that question. They should, and they should respond to Kim with copies of the insurance.? No, they have to. But that doesn't necessarily mean they do. Many have responded to Cindy and new owners as well and renewals as well.

Kim's has kept a list of who does and doesn't have insurance,

D Baker indicates the private owners and it could be a mix of everybody but I'm looking out for because I asked this question last year about people having their insurance that something happens in a rental program room it should not be on the liability of the association that room should not be rented it should not be so Bob needs a list of who doesn't have insurance on their rooms yeah okay because that should not fall back on us no matter who no matter if it's in private or, because if it's a private they could easily just walk out say I'm not taking. But

most people send me something that looks like this. Certificate of liability insurance. So as long as I have that, I'm happy.

MOTION: Made by D Baker to implement all owners verifying their certificate of insurance. Seconded by T.Meadows. ALL In Favor. MOTION Passes.

Okay, so. It used to be that they required all owners to list the IBC. If you do that, usually the insurance company will make. Well, that makes sense because if there's something happening, we can, if we have a record of it, we can call them ourselves and say, hey, your insurance room did this. Yes. It should be it. Co-insured.

B. Trudeau continues: The maintenance department put a lock on the swinging gate for the handicap ramp. They took care of that. It's still basically a temporary situation, but it is compliant at this point, so that's perfect.

R. Williams notes: As far as the compliance for the shower, Vic and I moved it Friday. It had to be moved from where, which makes no sense, but where the drain is over, away from the ramp, it's done. And the north side, from the bar area to the entrance area, the two yellow posts, both areas are fenced now. We took care of that Friday. Now the only thing left over there is to make a gate and at that at, a certain time that gate will be locked and the only entrance for that area will be from the south side speaking of gates and locks and tools what is the normal time those gates are unlocked well they open them when they cleaned it clean the pool area but leave your pool schedules open. Right we need to consider an earlier time on that people want to get out early take a swim does anyone have thoughts on that what times you mean your maintenance crew to start our guys start at 830 so I mean I guess what normally it is open I'm not sure why today was they weren't normally that's the first thing they do because, of that but if you want to set up an earlier we can make sure when they come in that's one of the first things they do and that's probably the case it just doesn't happen all the time because the left hand gate apparently opened and the guy walked in i was on the other side looking at everything and then he came back up to go out and neither gate would unlock it open and then some other guy walked up and it opened so we need to look into the gate closest to the bar you'll look at maintenance look into that please.

R Deavers reports on the pool and spa themselves everything seems to be fine haven't gotten any of those calls otherwise so we're good there you have field doors. Yes, Steve. Speak up, Steve. His speaker's not on. His speaker's on. Oh.

S Saker: Would like the pool gate open earlier and unlock but also check that everything is cleaned up everything's safe so this isn't just a matter of a key walking over and unlocking a gate and most of them start at 8 30 so between 8 30 and 9 is probably the closest we're going to be able to get to that and be able to look it over and make sure it's okay.

B Trudeau continues: You need a valve that you have to hold for the water to come out. That's what's there, and they fail all the time. That one was just put on

last week or a week before. A little over a week ago, we just did it, so that's how quick they go. We'll get it done again. Maybe get a higher quality... A little commercial place and get it again.

MOTION: To open the pool at nine instead of ten made by S Saker. Seconded by R Williams. All In Favor. MOTION PASSES.

R. Williams reports on FPL Doors: Door company measured them they they called me back they said you know you know you're needing a permit to do those i said yes of course we do they said okay they'd be back on it. I called them Wednesday, they said they didn't have the the price on those doors or our south side door that we were trying to fix so i don't know if maybe we need to start looking at a different avenue because, they didn't give us satisfaction on the south side door anyway.

I mean, and we're spending a lot. It'll be a lot of money. Those FPL doors are going to be very expensive, and very expensive in both ways because they have to stand there while the FPL is here. They're going to charge us substantially for them having to be, somebody overlook them doing those doors. So I don't know. If you want me to call some other ones, I will. I don't know how much slower that's going to put our process. I will do it. Try and get some others because, as you said,

We are not exactly overly thrilled with the current people we're using. No. Does that feel not, do they not recommend anybody? I mean, that's kind of a specialty thing. I know, I know. A big ventilated door is just a big ventilated door. Yeah, I just mean the process of dealing with them. They'd have somebody they'd prefer to work with. Well, and there's the problem. They said that they were a preferred shop by FP&L, of course they solid, so now there's a new owner, they're probably skating on that skirt. They have not been real punctual, and their cost isn't, I can't imagine, any different than anybody else's.

Okay, I've got a contact for an engineer with FP&L down in my neck of the woods, I'll call and see if I can... See if he's got somebody that we can use up here and there.

R. Deavers: I've seen a lot of emails going back and forth about the elevator update requirements and the payment thereof. Any idea what's going on? Well, we're trying to give a deposit, and we've sent them checks, we've, you know, so where do we stand? K Multop indicates Delaware Elevator has been paid our special part is being built. They will let us know when its ready for install.

C Richardson: . Randy, I think you might be thinking of the sprinkler company that we've been sending a lot of emails from. Our bank, it was paid online. It says

completed. It shows that it's a complete transaction. I will call them today, the girl who has been sending the email. and check with her and then figure out a different way to pay her so that they're paid, and then put a stop payment on the check that. It's Maitland. We'll meet partway. I'll get a check and go knock on their door.

D: Baker RE: ONR Okay. An update on where we are. So I sent them an email over the weekend because I was kind of confused about the email that the three of us had gotten that basically said if they have the consent from us, they're just going to consent on their end. Did you take that the same way? If they go online and they do all the things they need to do and the request comes and they want to sign up, then I give them permission and then they... have access because there's a hundred there' 128 on there now 73 have consented right and the rest are still just sitting there yep we literally I pushed they pushed you've pushed something and yes she's pushed and no response I think we got one two from the letters that we sent.

If we need 74, getting them to sign on would put us where we need for a vote. I understand. In case of a no vote, or a nay vote, or something, we need a buffer. On that matter, you make that point, maybe that's a requirement as a new owner that they have to, before they can take ownership, have to sign off. Well, I would like them to take ownership first, only because if we're posting sensitive information for owners...

T. Meadows: Hey, I'm fine. I thought we needed something like 76. I can double check, but I thought it was more than 74.

D. Baker: Right now we're sitting at 73 when I saw it on Sunday. Well, it's been that. It hasn't changed. Let me double check to see exactly how many we need so that we know how many to push. You only need like three more. You just pick three people and you all beat up on them. I got a question for you. You don't have to vote electronically in the state of Florida, correct? That's true. That's correct.

So if you're saying sign up, so the people that aren't signed up will still get ballots, correct? They have to request it; You have to request the ballot. Well, that's for the voting for the end of the year for New BOD.. Or any other special assessments and things like that. Or anything else that needs voted on, correct? So all owners will get some sort of ballot, either electronically information or you will get a ballot in the U.S. mail, correct if requested,

Only if you request it to come that way. And we will have ballots here as well at the meeting. How would a person know that there was a special vote coming up? It would be on the O&R. So if you don't want to vote that way, you can still see information as well as... Is the O&R going to replace the owner's website? Not at this time. But then it needs to be on both then.

It needs to be on both, that is correct. And then who's in charge of taking people off that when they go, when they're at work, when they're no longer... Well, one

of us three can. So, just to understand that, if there is any votes coming, votes coming, I'm sorry, that it will be on the website, the current website, and it will be on the ONR also, correct? Okay, and that meets the standards, correct, for the state?

Yes. Okay, very good. Part of the problem here is we have owners that are not taking ownership or responsibility for their unit, or they don't care about what's happening to this building. And they need to step up and do so. Well, how do you expect them to do that? They need to call and get a ballot. Attend a meeting.

INTERJECTION: First by Susan King and then by Dawn and Donald Griswold – I would like a discussion on the Tiki Hut. R Deavers: And we have had discussion we provided you Susan with information that you requested multiple times and as far as the tiki hut goes we had spent many an hour between Truresults and the board and the attorney and money and it's just come to a point that you know how many times we need to beat this dead horse. D Griswold: Well you should not have done it done without a vote we did go done with a vote there wasn't even any minutes on it one day we all got a newsletter saying that a tiki hut was put up yep I assure you okay I said here Don had asked for minutes on it and was told there were none no I was asked if I had if there were minutes and we said said that we didn't have, Right, so how can you sit there and say we're not going to have a discussion about the Tiki Hut? I don't understand that.

The owners that were here that we have signatures for them being in the meeting when we talked about it. You can get that statement if you'd like. I mean we could do that. Am I right? Yeah, I would like that actually. We have a written opinion from our attorney on that saying that what we did was, it stands as for what we did? That would be great. I would love it. Susan, we do have that. That's one of the reasons why we basically put out the letter saying we weren't going to discuss them anymore because our attorney issued an opinion on that and we were spending a lot of board time rehashing something that our attorney already determined. Okay, fine. This is news to me. I just heard this today. Tonda: Okay, well, I'll tell you what we'll do. I will find that letter and we'll make sure that it's posted someplace so that people can see that we do have a legal opinion a letter from our attorney on that. Well, I wish I would have known about this. Thank you. Susan, we'll get you a copy, okay? Did you read that letter, Dawn, that the attorney sent out? Yes. Yes, I read it. Okay. I just want to make sure you read it because what you're saying and what I read is two different things. but that's fine they're also an investigation from the state of Florida for minutes violations so just want to let you guys know that too what you guys already knew all right I'm gonna go ahead and respond here to DPBR who's on our zoom meeting Oh DP BR investigator I don't know what that is yeah it's Department of Business and professional regulations.

T Meadows: my opinion is let them stay, let them see how we handle our business. I mean, we're being open. I mean, we've done nothing wrong, so. Well, then we need to conduct the business in the matter, and owners have to wait until we're done.

All right, anything from the board?

Owner: I have to ask a question to you, Bob. If I'm renting my room and I have a double, how many of these things will you give out for my room? These. A single room with two beds. No, I have a suite.

Six. Okay, a single. Three years it was eight. What? Three years it was eight. Okay, so we've narrowed it down to six now. Okay, how about a single? Four. Okay. Does your front desk know that? I mean, I can tell you that yesterday my wife was there, and yes, she did that exact same thing happen. know that that's not happened in the past because maybe maybe this a new person whatever or maybe it was because other people allowed it to be more. lackadaisical but six for a double for first thing that's right okay. B Trudeau: Scenarios that and why you might if you're observing the handing out you know for example on Saturday or Sunday I was at the desk and a gentleman came to the desk and verified for two different rooms right so I know that's like the wristbands that he said we have two other people in each other wrist other room so I gave him out for which more than you give one person because right but they had two rooms that's the one I give it to in, there in their welcome pack. , Everybody gets two. If you're private, you get two yellow. If you're rental, you get two blue. If you're private and you ask for additional bands, you get four, you know, a total of four.

In some rare instances, there may be a fifth. But that is if somebody is pulling a roll-away bed into the room and they have a small child or something. But by rights, it's just a four-in-a-row in a single room. I think it's in your docs, eight. And don't quote me on that, but for years, for a suite, maybe you know your suite owners it's that five because the wall out front says five. Five, Fire Marshal. I think we're only allowed five in a suite. Yeah. Okay. Only because the square footage, that the suite is double the square footage. And that's why I was always told it was. for years and at some point the board said a lot it's too many people in a room which is by rights do you have four people in a single in theory you double the space all the fire marshal cares about square footage but I don't know I'm not getting into that.

Its known for security to wear bands on your wrist for identify. You have people roaming around the building Well I don't have people you as an association i know so it's your wristband and it's your that's your direct, that we help you with by handing that out. Because some people don't even know how to put it on the front desk. I don't know the answer to that. Maybe you should get honest to all of us. You can't make them put it on the front desk. You can't. That is part of security. R Williams: You go to any other resort, which I do. I can tell you everyone up and down this place. I have an association thing information with all of them. I can go to the Hyatt. Can you go up to the room floors in the elevator? Yeah. With no... No, but you belong or you don't belong. Well, I mean, if you're talking about, can I go to the rooms in the Hyatt? No, their elevator is controlled by that. Ours isn't. We can't afford it. We could if you all want to spend more money. But you could require people to put these bands on.

B. Trudeau: I can't even keep the solicitors out. No. They are told to wear the band, and this is a directive by the association for years, that you need to wear the band because it identifies you as a registered guest of the property. And that's the purpose of the band. And all you can do is hand them out. But then they come back with them when they're not just your guests and they're using them in the pool. Well, I don't think the bands are on the black market quite yet. I don't think it's that big of a thing. That's why you have a pool monitor. Our staff does a pretty good job of saying, that guy's not here, they're repeating.

One of our staff said this woman comes every day and asks for a band and she's not a guest, wants to swim in the pool, and we kick her out, and she asks somebody every day. I mean, it's a weird thing, the band. People want to get in your pool. You have a monitor on the daylight hours, but after hours our people are at best watching that.

R Williams: I can give you the person for the Hyatt, and he can tell you that the Hyatt, they have security 24 hours, 7 days a week and all that. And he told me, and I'll give you his number, you can call him, that it's an inevitable... problem that he can't cure and this is the largest one of the largest chains in the world and he said oh we throw out eight to ten a day a day and they have 24-hour security we're not the higher well do we have parking passes yes we do do we have an open bar yes we do so you can't that that eliminates of course there is we found two notes that they will pull your cars away you get a special time to be at the people are you you gonna monitor the beach say you go to the Tiki bar and then you go to the beach we can do that I mean we can we can board can can do that but it's gonna cost.

The staff is very good about checking wristbands. They're very good about checking parking. So it's not a perfect system, but it is relatively good compared to a lot of other buildings. So it's not perfect, but they do do a good job. I think unless, like you said, you want to put a lot of money into a system, you probably don't want to spend that money on right now. It's probably not worth it. But they also have security officers on the weekends.

So there's a lot of contingencies there. As I said, it's not perfect. How much time do you spend? Okay. That talk has been coming up in meetings for 16 years. I know. And we just need to start telling every car in this parking lot that doesn't have a placard on it. Okay, well. And all that's going to do is going to run off everybody at our bar. Exactly. No, it's not.

But that's how it is because the tow trucks are incentivized. They have been given free reign to wait there and within 15 minutes they are allowed to tow. And I've had cleaners towed. I've had almost myself towed. I've seen other management companies towed. And it's just, but you look at all the reviews, if you look at all the reviews, it's horrible. Who wants to rent there because everybody reads reviews before they book but their person should be there okay on the same theory here okay everybody should be on ONR or everybody should be paying attention and voting are they now no exactly right and go explain that

to everybody who's not who doesn't take an interest in this facility you know we've got a hundred and something owners and I see eight owners here okay maybe we make it to a dozen okay but that's that's all.

R Deavers: We work our hardest Kim and Diane they have been pestering people left and right Bob's been sending out letters postage nowadays isn't free you know we do everything we can but at some point in time you just got to go with what you got, A lot of people are technically challenged, so they don't even... They're not technically challenged to respond with a phone call or a letter? Yeah. Some of them won't even pick up a letter.

FURTHER OWNER COMMENTS: All right. Moving along. All right. Certainly, y'all can't be heard back there very well. And what was your name and unit number? Yes. Loretta. 609. We agree that people are using the pool without wearing wrist bands, the public, Okay. Thank you. Okay. . Go ahead. All right. I'll take the floor here for a second. Please identify yourself. Go ahead. Identify yourself. Please sit. Sam Rivera, unit 502. I'm here to help and hopefully make things a lot easier. Payable is voting, violations, payments, balance sheets instantly on a dashboard.

The name of the company is PayHOA. Over 300,000 HOAs and associations utilize this software. It integrates with QuickBooks. As simple as putting your login for your QuickBooks on their software and actually it'll pull everything to the dashboard. It also gives out notifications to people that do what it's due, confirmations of payment, host documentation. So if you have documentation for insurance, they can download on 30 units.

You can verify that they have and not have to chase them. So it's a lot of all-in-ones. I can set up a lot of, demo next month. I think the cost is maybe \$200 a month. So it'll make it easier because it's just a one click operation. Plus they have live training. So if you need a question answer, you can just call them up and they'll walk you right through it. I'm just sitting there blindly and waiting for somebody to get back. And they also have a lot of training to get it all set up to be in place. So they'll be hand holding through the process to get it set up. Okay, so this is for owners to view things? It's for HOA boards to utilize and owners to view things.

They have their own dashboard for their own unit. It explains to them everything, whether they're up to date or not up to date or what they owe. There's always notifications that the board makes. We can't get them to respond now. How would that make a difference? We can't get them to respond now. So how would that make a difference? It's also good legally. It says automatically. we send emails yes so they're still not responding so how is your product going to be any different than what well it's going to be is because they're going to be the software is implemented into the board of the which automatically entitles them for legal legal binding if they don't respond or anything i get all that but they don't i mean they don't have to legally respond so if they if they can put if they're on hold on if they're on the rental program they put themselves on there for a reason

correct because they bought it it's an investment to them but they hand it over to, to Bob for them to manage it so they might not want to be involved you can't force them to be involved that's what their rental program is the ownership to the board well that is the owners they're on the rental program they are part of that so that's why they get, it to them so that they don't want to deal with it don't want them what he's saying is each owner whether they're rental or private or don't rent at all each owner will have like ONR their portal that they can go in and see okay.

All their payment for all their keyword can will they they're not doing it now that's what I'm saying so you were trying to add on another just to give you an idea if you have you behind and they don't respond they don't log in they don't realize that's okay we have an attorney that didn't contact and now you just went up \$1200 on fees because you didn't respond guess how fast they start responding so would you like me to tell you how quickly they respond this is our special assessment we have 24 owners that have not paid one dime towards their special assessment which as of November of this year you, will be two years so and they're getting letters from our attorneys and stuff nobody's putting a lien on the property I'm in real estate too so I've been in real estate since 2012 and usually what you do is you put a lien on that right away and if not then it gets foreclosed, I don't think it's a bad idea to look at some new computer programs I don't think it would be.

What's it going to hurt for us to look into this program to see the pros and cons of it. it's our needs it may or may not but I you know I do think some of our technology does need updated you know I think a lot of things go into that request is whether cost or whether it's something that you know fits our needs since we're condotels which is a little different.

homeowner HOAs we've got to make sure that we can comply as a condo tell even different from like a hotel or anything like that but I don't you know I'd be willing to look into it to see if it's something that would benefit us or you know we've got the board because I really do think it wouldn't hurt for us to update some of our technology but anyway that's just my opinion and I can help you with those 24 if you want because I know it's just that does that well you're saying that they wouldn't they two years later they wouldn't be owning that condo he's gonna ask us pretty much pretty much they the board takes ownership they don't pay within a certain period of time there's a process that they go through and if you have to they don't want to pay them that's fine yeah I just I'm not representative I can set up a demo but it's for everybody to talk to somebody directly next time yeah and then now we get the specific details.

More information will be provided at a demonstration to determine if this is feasible for our needs.

I'm going to email the attorney. All right. Well, so why don't we go a little forward and see if anybody's got any additional comments and stuff. your turn. Go. So we're all having to pay, no matter who we are.

D Baker: We all have to pay. And we all know who we are, and we've paid our assessments, and we pay our resort fees, because if we don't, what's happening? They're going to get these letters that say you're behind. I'm not sure why, a year and a half in, that we're not at this foreclosure process with these people that are on here. The other thing is, and if we all have to pay, why are the entities in here not paying their rent on time as well?

No, no. So, what does this say? You just signed for a form. Where does it say behind? It's paid. It's listed right there. How many months are paid? What do you mean how many months are paid? You've got to look at this. So, it should say mean, if you're overwhelmed and shit's not getting done. I can tell you what.

What would make her life easier is for people to quit asking for erroneous information that has really little difference in the grand scheme of the world and spending her time to do it. But how much of that is being done? A lot? Yes. Okay, then somebody should take that part of her job so it doesn't take her off the screen. Okay, then we will hire somebody to do that and we'll have to raise her monthly assessment.

Okay, so we keep kicking the can down the line. Is there anything that Julie can do to help as a volunteer because that's why she's been coming to these board meetings to help? Well, but being in our financials is not her position. Okay, well, why not? Why not? We'll get it done. Because we don't employ her, that's why. Why can't, why can't, the financials and do it on a monthly basis.

Sue King: Why? What's the answer for that? Randy? I don't have an answer for that, Sue. Okay, so then why are you... See, this is what I'm saying. Okay, every time anyone in the audience or on Zoom makes a comment that the board doesn't like, you guys automatically retaliate and say, well, your dues are going up, your dues are going up, your dues are going up. I mean, they've been threatening this since I've been an owner there for 15 years, and it's still the same old, same old. Why don't you want to be a transparent, board? I don't understand it. It's really easy to be transparent. it's not that hard. Kim, or Cindy, straightforward question. We thank you for your hard work. We do. We appreciate the board. We give you any information that you ask. Go on for a long time. Am I correct? I'm sorry, I didn't hear you. What then? Hang on, hang on.

C Richardson: Sue, you call me many times. You call Kim a lot. We always answer whatever you're asking. Is that not correct? Cindy, I'm not speaking about me. I mean, you bet. great to me personally I don't have anything against you okay or your your daughter kim okay you guys have worked with me blah blah I'm talking about is a general community.

I'm just saying that the people that want to be involved or are involved I think for their sake and for other people, people's sake, we should know what's going on in Daytona.

And one of my biggest issues with any further CAM or property management business is a conflict of interest with being an owner in this property.

JULIE DUSZ: I agree with that. We're not trying to, you know, we're never trying to solicit business away. We believe in the internal program, the internal rental program. So these are all very important things to us because we like the way it's done. We come stay here. We like the way it's managed by Bob. We like the way the board runs it. Overall, it's not perfect, but we like that. So we want to support that. We want to support the internal rental program and understand the conflict of interest.

Julie: And that's why we don't get involved. We just offer help. Okay. Thank you. Kim, if an owner contacts you directly and requests a current P&L, are you permitted to give it to them by law? Yeah. Okay. There you go. What's that? I didn't hear what he said. I asked Kim if an owner contacted them directly if they were permitted by law to send them a current P&L. What does that P&L mean?

Profit and loss statement. On their own unit? On the association. Okay. It's for the whole building. So if you will email Kim, so if there is a record of your request, you'll get it. Okay. They are not entitled to the LLC's? No, they're not. Just like you're not entitled to Home Depot's or Joe's Crab Shack down the street. They are a separate entity. They're a separate business. Like you're not going to get my personal businesses. However, I will say. Right. As long as you guys give us what we need and what we're required to have. entitled to have. As far as the LLC goes, you're entitled to nothing. No, I never said anything about the LLC. You're the one that brought up the LLC. I never said a word about the LLC. I never said a word. Guys, I have another meeting at 1130. Is there any other questions finished as far as votes and things like that? No. Are we alright? Okay. Thank you, Tonda.

T. Meadows: No, I mean, but I'll clock off a little bit before 1130, but I just wanted to let you guys know. Alright, thank you. We appreciate all of your input and your legal advice. No, it's not legal advice. I just read the stuff. Okay. Alright. Okay, I'm not finished yet with my three minutes here.

On the, who pays the water bill, electric bill? and the gas bill for the tiki hut. They do. So they have separate billing, they have separate meters? Yep. It's not an association matter do you talk about it in your board meeting? Yeah. Bob's breaking up. What'd you say? I'm sorry. It's not an association matter. Okay. It's not an association matter. The LLC pays all their own bills. It's not a non-association business. Are there separate meters for them all and everything? Yes. Yes. Separate water bill, separate gas bill, okay. I've been answered before in this meeting.

OWNER: The extermination contract is between the, extermination company and the association okay what's the how what's these standards for that policy I mean you pay them and then they do it every month or they don't do it every month or they come every month and they start and they go floor by floor and they spray each unit if they're I believe they alternate months on floors and then they are very good about coming in if anybody has a complaint about a room they'll come in and respray the room or bait the room or fog the room if it's a progressive issue the owner mostly owners will identify a room with a problem and there's a tier that they'll actually do more and more and it's based on problems yeah okay so it doesn't.

There isn't a step I'm not worried I'm worried about the months of spraying so they spray every contract they spray every year what, What is the standard for the contract to spray? They spray in the building every month. Every room every month? Not every room every month, no. They spray in the building every month. What about the room's room? Okay, it's based on some of what if there's a problem room because of the cleanliness of that room or whatever, then they spend more time in those areas that are required for more spraying. But they do spray in the building every month. But they don't do the room every month? They don't do every room every month, no. I need to see the contract on that too sometime. I haven't got that one either. We haven't been in a room for two months and haven't seen any pest control. I requested the other day and I didn't hear anything. I just heard that they'd get more of the, excuse me, pest control.

Or could I just have it done and just drop the bill off at the front desk? No. Okay, if you give me a copy of that contract so I can see how I'm supposed to do my room. If you have a problem... Are you only doing it as preventive or are you doing it as needed? Both. They'll do both. Preventative is done on a regular basis. If you find that you have an issue in your room, you make a request at the desk. We'll phone them. They'll log in at the front desk login.

Then you'll get an extra treatment. It's additional... Okay, that would... Yeah, we want it done before we have problems. So that room hasn't been used for about three months now, and I'd like to have it sprayed. It should be on a... I'll get with him and have him verify if he's sprayed it. I know you've got a camera there, so you'd know.

NIGEL: Our realty company did just sell a property to give you some context and we did encourage the new owner to use the internal rental program We want that revenue to go to the building. We tried to do that, but this owner decided no and they would like to use an external property manager. So we went under contract with them to manage them as part of our company, not as owners but as part of our company, which has been done. Now we've had problems where we've got bookings, we've spent the money to set them up on all the platforms. We've got them lots of bookings. But every time we get a booking, we are not permitted to send that to the front desk. Even though the owner signs the form, because it

comes from our company, from the email, that booking is refused. Right. Even with the owners, she's on the email as well.

R. Deavers: Right. The owner is not managing her unit. You own in here. You own the company, and you own in here. It's a separate legal entity. You have to delineate that between, because our ownership of our unit is actually owned by our investment company, not by us as individuals. And it's not the same as the management company. Right, it's a separate LLC. So you're saying that you're not actually the owner? That's not, what's on your deed? Homestead LLC. So then you guys shouldn't even be sitting in here. We own a Homestead LLC. Right. Same thing, you own the other company. Same thing. The Smart Step Property Group is the management company, is a proper management company that manages.

But you're still an owner here at the end of the day. This goes back to conflicts of interest. We're not trying to have any conflict of interest. As I said, we want the internal program. Owners have to have a right to use a third property company. They can. They have VRBO, they have Airbnb, they have... Outside ability.

NIGEL: Because we want, we don't, you know, we're not basement dwellers. We're not renting the room for \$50, \$60 a night. We want to get higher returns for everybody. But the bottom line is, nobody else is allowed to do it. I'm not allowed to do it because I'm an owner here. But you don't have a proper rental company. But you're still an owner here. You're missing the point. You're still an owner here. No, I understand your point, but there is a delineation between personal ownership and LLC corporations. Well, I guess we'll have to figure that, we'll discuss. with our attorney, but the bottom line is you still are an owner here, and you're managing another owners property. Please check with rule 38.

R. Williams makes a MOTION FOR ADJOURNMENT: Seconded by D. Baker, All in agreement. MOTION PASSES. This meeting is adjourned at 11:51 a.m.