

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

March 9, 2026

President Randy Deavers called the meeting to order at 10:18 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) also attended via Zoom. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

No action was taken on the approval of the February 9, 2026 meeting minutes.

Financial Reports

The files have been returned to the Association from Ascend Accounting. Ascend is still working on the Reserve statements. There are some AR items that will need to be written off.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that February 2026 had a higher ADR and occupancy rate than 2025. Purchased more mulch for the south side and a new luggage cart.

CAM Report

Becky Lewis reported that she has been working with Ascend Accounting. The file has been returned and have reconciled Operating bank statements through December.

There is \$399,000 that was moved to AR Adjustments, and we are trying to understand what this represents.

There are 75 owners that have some form of a balance over one month. Now that we have finished that portion of the forensic audit, we can get more aggressive on collections.

New/Old Business

North & South Doors

Tonda Meadows made a motion to accept the proposal from Dave McDonald Painting in the amount of \$3,850.00 to install and paint them. Randy Deavers seconded the motion, and the motion passed unanimously. Ron Williams will undercoat them prior to installation.

Update ordering of Elevator safety features

We are still waiting for word from Delaware Elevator. We have signed a contract and work should be completed soon.

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 will be installed this week. The old ones will be saved for future use.

Update for repairs to 216/316

United Engineering Consultants is holding a prebid meeting with the invited contractors today.

FPL Doors

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

Hot Water Heaters

Becky Lewis provided proposals for replacement of the hot water heaters. Integrity gave a proposal of \$15,500.00 for a 75-gallon regular hot water heater. They also provided bids for tankless 119 gallon for \$8,495 or two for \$16,040.00. The bid from Tyler Plumbing was also for a 119 gallon tankless for \$14,000 for one or \$25,000 for two. Steve Saker made a motion to accept the proposal from Integrity Plumbing to install 2 tankless hot water heaters. The motion was seconded by Tonda Meadows and approved unanimously.

Rules & Regulations Update

Randy Deavers reviewed the proposed changes to the Rules & Regulations. They will be sent to all owners at least 14 days prior to the April 13, 2026 meeting when they will be voted on by the Board.

Fire Safety

Becky Lewis provided proposals from Cintas \$7,130, Firetronics \$4,495 and Johnson Controls \$5,831.09 for the Annual Fire Alarm inspections, Annual Sprinkler inspections, backflow inspections, and monitoring. Becky Lewis disclosed a potential conflict of interest as her husband is the Vice President of Firetronics.

Randy Deavers made a motion to accept the proposal from Firetronics. The motion was seconded by Ron Williams and passed unanimously.

Ownership of LLC

According to the state of Florida Rhoda Carr, Darlene Miller and Angela Corbin are listed as the owners of the LLC. The Board is investigating what the process would be to have the ownership of the LLC transferred to the Association.

Owner Comments

Randy Deavers made a motion to adjourn the meeting at 1:29 a.m. The motion was seconded by Ron Williams and passed unanimously.