

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

September 8, 2025

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

Tonda Meadows made a motion to accept the meeting minutes from August 11, 2025. The motion was seconded by Ron Williams and passed unanimously.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that August 2025 was down compared to 2024 by 1.4%, with 1,152 room nights with occupancy 40.4% vs August 2024 which has 1,192 room nights with 41.2% occupancy, up \$154,265.22 year over year.

There was a leak in Unit 400, where the tenant bumped the sink.

Oasis is still running an ad for front desk help.

Financials

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

New/Old Business

Pool and Hot Tub Update

The green area at the South end of the pool will be cleaned with an emulsifier, caused by suntan lotion.

North & South Doors

Doors were purchased and delivered. Becky Lewis will work to get a quote for installation.

Update ordering of Elevator safety features

Delaware Elevator now has the correct wiring diagram, so we are waiting for them to schedule their return visit to finish the job. Elevator keys have been delivered to the property.

Collections

Currently there are 100 units delinquent, for a total of \$292,367 outstanding. Of these 51 units owe more than one month, representing \$275,665 of the outstanding balance. 34 units owe all or part of the Special Assessment for a total of \$122,954.60. \$21,930.98 appears to be finance charges from previous vendors that will likely be written off. \$2,000 in late fees were assessed in September.

Daytona Beach Carts Contract

Randy Deavers made a motion not to assess late fees or interest to Daytona Beach Carts for the remainder of the year. The motion was seconded by Steve Saker and passed unanimously. The contract will be reassessed at the end of the year.

Steve Saker and Ron Williams will look into getting banner for beach and sign painted.

Forensic Audit

Becky Lewis presented 2 proposals for conducting an audit of the past (3) three years of the Association's bookkeeping. Tonda Meadows made a motion to accept the proposal from Ascend at a cost not to exceed \$7,500 without prior Board approval. The motion was seconded by Steve Saker and passed unanimously.

Update on ONR Use

We received the ONR renewal notice for \$1,249.20 for the vote plus, even if we don't have an election.

Becky Lewis uses Election Runner.com for elections at her other properties, which is much more cost effective. It is only used in the event of the election, and the cost is no more than \$36 per year. Ron Williams made the motion that if Election Runner does not require a separate consent, we would use that platform. Diane Baker seconded the motion and it passed unanimously.

Association Website

International Beach Club has been using ONR for voting and a place for required documents. It is recommended for Associations to store their documents on websites owned by the Association, rather than third party software.

Steve Saker made a motion to accept the Valorbound proposal to build a new website for International Beach Club for all required documents that include individual owner log ins at a cost of \$900, plus the yearly GoDaddy fees of approximately \$250. The motion was seconded by Tonda Meadows and unanimously approved.

Association Credit Card

Tonda Meadows made a motion for the Association to procure a credit card with a \$2,000 limit, with any charges over \$500 requiring prior authorization from 2 Board members. The motion was seconded by Diane Baker and passed unanimously.

Hurricane Protection

Becky Lewis provided a template for building hurricane preparation that can be customized for International Beach Club.

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 Wing Wall

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 to build and ensure that the camera is not blocked. No action was taken at this time.

Air Curtain

An air curtain was donated. Ron Williams will work to get it installed soon.

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. He will also investigate options for keycard access.

FPL Doors

Becky Lewis will work to get a quote for installation. Installation cannot take more than 5 hours without significant penalty, but doors can be done at different times to avoid going over the 5-hour period.

Discussion of changes made to Rules & Regulations

Proposed changes to the rules and regulations will be submitted to Becky Lewis for distribution to all owners no later than September 22, 2025, with the Board vote to take place at the October 13, 2025 meeting.

Investment of Reserves

A treasury matured for \$500,625 and was reinvested. Ron Williams made a motion to reinvest \$204,000 in treasuries with the best rate of return possible. Diane Baker seconded the motion and it passed unanimously. The Board will investigate savings/money market accounts with higher interest earned.

Ron Williams made a motion to number the parking spots to combat the beach parking. Steve Saker seconded the motion and it passed unanimously.

Owner Comments

Owners requested that the Board consider serving breakfast again. The Board will revisit the breakfast in the new year.

Another owner requested better attention to the maintenance of the pool deck.

Some owners reported moisture issues on the 4th floor, which the Board is looking into.

Ron Williams made a motion to adjourn the meeting at 12:08 p.m. The motion was seconded by Tonda Meadows passed unanimously.