

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
d/b/a Fountain Beach Resort 313 S. Atlantic Ave. Daytona Beach, FL 32118 Board of Directors'
Meeting, January 13, 2025. 9:00 a.m. (First Floor Meeting Room)

2025-01-13 09:05:32

I. CALL TO ORDER II. ROLL CALL - Establish Quorum and Verify Posting of Agenda Meeting,
Verified. Meeting called to order by President R. Williams. 9:05 a.m.

Rollcall by R. Williams

Present: T. Meadows Present

R. Williams Present

R. Deavers Present

S. Saker Present

Note: Meeting 9:00 am to complete the end of year business. This meeting was planned and
noticed for the earlier start time.

MINUTES: MOTION to accept as presented made by R Deavers, seconded by T Meadows. All in
favor. MOTION PASSES.

CAM Report: Provided in Writing to the BOD by TruResults Management. This is concise
reporting due to short meeting at this time and 3 meetings scheduled for today.

During this reporting C. Richardson asks B. Trudeau if there is more information on the hot water
heater. B. Trudeau indicates he will find out more from the Plumber. C. Richardson further asks
B. Trudeau about update on cameras. B. Trudeau has a call in to Marty at Godfather to remind
them this needs completed. Consideration by the BOD is given to wind sails to cover the places
that planters are or will be removed and to provide shade in the pool area. A vote is called at
this time. S.Saker makes a MOTION to replace the planter areas with Wind Sails for shade for
guests in the pool area. MOTION seconded by R. Williams. All in favor. MOTION Passes. Note:
this option has been looked into previously and the costs are not considered to be high, probably
no more than \$200.00. One final detail the Budget has been sent via the mass e mail and via
ONR. This budget is prepared by the BOD is there a Motion to finalize this budget? MOTION
made by R Williams and seconded by S Saker. All in favor. MOTION Carries

Financial Reports: Financial Reports MOTION: Made to table financial report for December by R
Deavers and seconded by T Meadows. All in favor. Financials tabled for this month.

LLC REPORT: Given by B. Trudeau. You have your profit and loss statements from the tiki bar
and the costs seem to be in order 22% of food 29% liquor, beer is running at 25%, soda 16%, so

those are all in line with what the standard is in the restaurant. Labor again seems to be high but this time of year its accurate its 49% so that's maintaining the staff. As far as the rental program the 23 versus 24 last year we had 774 room nights this year 1,119 room nights.

B.Trudeau notes that FEMA guests are beginning to leave, moving back into their property. He notes that stucco and painting of the building continue. The South side is being worked on now and then will move to the North side. This has been a challenge.

B. Trudeau makes his annual reminder to owners – Do not hang out at the front desk. Pool towels are for rental guests. Maintenance requests have a process and are logged by front desk personnel.

OLD BUSINESS/NEW BUSINESS: Achievements in 2024

1. Seawall Repair.
2. Beach Stairs Access Rebuilt.
3. Deck and Pavers
4. Handicapped ramp.
5. Retaining Walls
6. Pool, Electric and Heater Updates.
7. Parking Lot Resurfacing and Restriping.
8. Fencing – Started Project North Side of Fence.
9. Ongoing stucco and paint.
10. Immediate storm response, debris removal and 150K water extraction.

In addition ocean front wall was inspected. There is a question of Expansion joints needed work about \$1700 in repairs.

It is further noted that the City of Daytona Beach may be placing fencing along A1A for City Parking.

It is suggested by R. Williams that the Association purchase Commercial Dehumidifiers, to start with at least one.

Adjournment: MOTION for adjournment made by R. Deavers at 9:45 a.m. Seconded by S.Saker, All in favor. MOTION is carried.

Be it noted that Roberts's Rules of Order will be in place going forward. This is a BOD meeting to discuss the business of the Association. The BOD is happy for owner interest and comments for consideration, however moving forward please know the 3 minute rule for a statement to be made will be in force majuer. If you have a suggestion for the BOD to look into please address an e mail to Cindy@TruResultsnow.com for submission to the BOD for consideration

This meeting is to be followed immediately by the Annual Owners Meeting.

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
d/b/a

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

Monday, January 13, 2025
Organizational and Planning Meeting Minutes

BOD Members for 2025 were asked to assemble at the front table. These five are Diane Baker, Randy Deavers, Tonda Meadows, Steve Saker and Ron Williams. Meeting was called to Order at 11:05 a.m.

Among the BOD positions were nominated and accepted as follows:

Randy Deavers	President
Steve Saker	Vice President
Ron Williams	Secretary
Tonda Meadows	Treasurer
Diane Baker	Member at Large

2. The business of Meeting Dates: MOTION made by R Williams and Seconded by S Saker to hold the meetings the second Monday of each month. All were in favor. MOTION Passes.
3. Board Member Comments: R Williams stresses that it would be cost effective and good for the building to buy Dehumidifier Equipment at this time. Money was paid to Southern CAT for removal of water and remediation after Hurricane Milton. This is a good time to buy this kind of equipment as some is being sold cheaply and this would put the building in better condition should this equipment be needed next Hurricane season. Much discussion ensued with the overall feeling this would be a good idea and be cost effective to purchase now. A search for the equipment that would be needed will be begun.
4. Owner Comments: Question from Unit 200 would the new BOD consider an kind of remuneration on her behalf. Owner Committees were discussed for help in various work areas: Committee forms were distributed for owners to sign up for their interests which included Planting, Room Grading, and Budget but did not exclude other possibilities.

ADJOURNMENT: MOTION made by R Williams to adjourn this meeting and was seconded by T. Meadows. All in favor. This meeting is adjourned at 11:40 a.m.