

International Beach Club Condominium Association, Inc.
313 S. Atlantic Ave Daytona Beach, FL 32118
386.451.9972 Management www.ibcowners.com
Frequently Asked Questions 2026

Q. What are my voting rights in the Condominium Association?

A. Section 7. Voting: There shall be one (1) vote allocated to each unit in the Condominium. The vote of members holding not less than a majority of the total votes of the Association present, either in person or by proxy, shall decide any question brought before any meeting of the membership of the Association, unless the question is one upon which, by express provision of statute or of the Declaration of Condominium, a different vote is required, in which case such express provision shall govern and control. All voting shall be by secret ballot.

Q. What restrictions exist in the condominium documents on my right to use my unit?

A. Unit owner occupancy shall not exceed a maximum of one hundred eighty-two (182) days per calendar year pursuant to Section 4.7, Use of Unit, which states "each unit shall be used only for transient, residential purposes and may not be utilized as the unit owner's homestead." An express purpose of this rule is to exemplify and clarify the transient nature of a Resort Condominium as defined by Section 509.242©, Florida Statutes and Fountain Beach Resort's Certificate of Occupancy Use Classification.

B. Occupancy of an owner's unit by family members, lessees, invitees, or guests, when the owner is not also in attendance, shall be limited to a maximum length of stay of thirty (30) days or less pursuant to Florida Statutes and shall not be extended without prior written approval by the Board of Directors.

Q. What restrictions exist in the condominium document on leasing of my unit?

A. The rental of a unit shall be limited to a maximum length of stay of thirty (30) days or less without prior written approval by the Board of Directors. There is a rental program on site and you can obtain information about it at the front desk.

Q. How much are my assessments to the condominium association for my unit type and when are they due?

Monthly fee per unit is \$550. Double Units \$1,100.00.

The fees are due on the 1st of each month - made payable to International Beach Club and mailed to: PO Box 628207, Orlando, FL 32862. Please have unit number on the check to ensure payment is credited to the proper account. Management must be contacted to set you up with Truist to activate your account for payment and your coupon book. Please call 386.451.9972 to be activated or to get the required form.

Maintenance fees are paid to maintain the common areas of the building. Pool maintenance & repairs, pool propane heating, janitorial, elevators, electricity, water, sewer, waste management, pest control, fire alarm service, sprinkler system service, air conditioning, bookkeeping, taxes, licenses, administration, basic cable, insurance, alarm monitoring and all necessary repairs to the building.

Balcony repairs began in July 2026, with a full balcony inspection done in August 2026. Board is awaiting the finished report from the engineer to determine any necessary repairs. No Special Assessment has been approved or formally noticed at this time.

Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A. No

Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A. No

Q. Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess of \$100,000? If so, identify each such case.

A. No

Q. What is my parking number and how many cars am I allowed to have on property?

A Parking is first come, first served. One car per unit is allowed.

Q. Does the building insurance cover inside my unit?

A. No – you are responsible for all coverage inside the unit.