

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

BOARD OF DIRECTORS' MEETING

May 11, 2026

President Randy Deavers called the meeting to order at 10:02 a.m. Board Members present in person were Randy Deavers, President, 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. Also in attendance were Rick Durgin and Rich Musgrove representing the LLC. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

Diane Baker made a motion to approve the March 9, 2026 meeting minutes. The motion was seconded by Randy Deavers and unanimously approved. Diane Baker made a motion to approve the April 11, 2026 meeting minutes. The motion was seconded by Randy Deavers and unanimously approved.

Financial Reports

April profit and loss reports were presented. Overall, we are on budget. There is a legal question regarding the resort fees that is at the attorney's office. Steve Saker made a motion to approve the financials as presented. Randy Deavers seconded the motion and it passed unanimously.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that ADR & occupancy for Jeep Beach and Drill team were up in April 2026 compared to 2025. Sump pump has been installed, balcony tiles on Unit 202 were repaired. The old salon area was cleaned and renovated. The newly installed North and South doors have been painted. The old 55" TV from the conference room was moved into the lobby after the 75" TV stopped working. Tonda Meadows made a motion to place the 75" TV from the conference room into the lobby and put the 55" TV back in the conference room. Diane Baker seconded the motion and it passed unanimously.

Consultant Update

Rick Durgin reported that he has been working with attorneys from both the LLC and the Association on revamping the structure of the LLC, with the goal of the Association having control. There is a legal question regarding the resort fees that is at the attorney's office. A new Tiki Bar manager has been hired. The issue with the City picking up the bulk trash has been cleared up to have more efficient pickups. Working on lawsuits and insurance coverage for the Oasis.

CAM Report

Becky Lewis reported that the (2) new tankless hot water heaters were installed. The annual fire inspections completed, awaiting proposals for repairs. Working with Spectrum on a contract renewal. Researching whether changing to Kings III for elevator telephones and Wi-Fi for fire monitoring would save money. We had contractor interviews for the 16 stacks project. 21 owners signed up for autopay. We determined the purchase date for every delinquent unit and entered into QuickBooks. For each account, interest from late date has to be calculated monthly based on just

the principal due.

New/Old Business

Update on Collections

Becky Lewis reported that total outstanding collections are \$231,839.25, with \$53,025.94 being Special Assessments due. We collected \$5,918.66 of delinquent special assessments in March. There is \$178,813.31 of delinquent maintenance fees, with \$12,944.21 being collected in April. PMD has collected \$228,086.57 since we began.

Open Board Position

There is a vacancy on the Board by Ron Williams selling his unit. Board members

FPL Doors

McDonald Painting has ordered the FPL doors.

Air Curtain Update

The air curtain was removed to facilitate the installation of the North and South doors. It will be reinstalled.

Selection of Contractor for 16 stack balconies and seawall cap

Proposals from AAT Restoration at \$276,940 and McDonald Painting at \$173,167.44 were presented for the repairs to the 16 stack. Tonda Meadows made a motion to accept the proposal McDonald Painting for \$173,167.44. Steve Saker seconded the motion and it passed unanimously. The work will begin as soon as possible and take approximately 3 months.

Board Member/Owner Comments

Diane Baker asked about the repair needed to the seawall. Becky Lewis reported that we are seeking permission for a special exception for Turtle season. It could be a change order if permission is granted.

She also requested that the sunshades be tightened up. She also requested that the pool area be cleaned up.

Steve Saker asked about the pool gate. The locks are not holding up to the salt air. Rich Musgrove is contacting the manufacturer, as they should still be covered under warranty.

Julie Dusz commented that there are old footers underneath the wheelchair ramp

Diane Baker made a motion to adjourn the meeting at 10:52 a.m. The motion was seconded by Steve Saker and passed unanimously.