

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

d/b/a

Fountain Beach Resort

313 S. Atlantic Ave.

Daytona Beach, FL 32118

Board of Directors' Meeting Agenda

Monday, October 13, 2025

10:00 a.m.

(First Floor Meeting Room)

- I. CALL TO ORDER
- II. ROLL CALL - Establish Quorum and Verify Posting of Agenda
- III. MINUTES - Disposal of Minutes from July 14, 2025 and September 8, 2025
- IV. CAM REPORT - Written report to be provided to the Board
- V. FINANCIAL REPORTS - Disposal of Financial Reporting
- VI. LLC UPDATE
 - 1. LLC Manager - Board Update
 - 2. Oasis LLC Financial Reports
 - 3. Rental Program Occupancy/Volume/Revenue
- VII. OLD BUSINESS/NEW BUSINESS
 - 1. North & South door update
 - 2. Elevator Safety installation update
 - 3. Update from CAM on collections of outstanding monies
 - 4. Update on Forensic Audit progress
 - 5. Association Website
 - 6. South side entrance wing wall
 - 7. Air Curtains
 - 8. Pool railings and gates
 - 9. Balconies
 - 10. FPL Doors
 - 11. Proposed changes to the Rules & Regulations
- VIII. BOARD MEMBER REMARKS/OWNER COMMENTS
- IX. ADJOURNMENT

Go to the zoom website at www.zoom.us

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Call in phone number is (386) 347-5053

07-14 Meeting: Administrative Corrections, Financial Reporting, and Facility Maintenance

2025-07-14 10:05:02

I. CALL TO ORDER Meeting called to order at 10:04 a.m. by R. Deavers

II. ROLL CALL – Roll call given by R Williams

Tonda Meadows: Present by zoom

Steve Saker: Came to meeting late via Zoom

Ron Williams: Present

Diane Baker: Present

Randy Deavers: Present

CALL TO ORDER: Quorum present in person or by zoom.

R. Deavers Notes Upon Start of Meeting: I just wanted to make an announcement that this meeting is being recorded by Zoom. I'm working towards having a link to where the recording can be posted on ONR for everybody to access. On the minutes, we've got a couple of corrections to do. We can get some things off the plate. Corrections on Monday, May 14th agenda the minutes were disposed of at the June 9th meeting according to the June 9th minutes. The April, 2025 minutes the CAM had technical issues still, waiting for the written report to be able to review and approve we need to continue to table these minutes. T Meadows: I'll second that. Can I make a suggestion that the way the minutes are written are very confusing because I've noticed it'll say that I say something doesn't pick up to the next person that something that looks like I made this very big long statement when I only said like a line or two, So I think we kind of need a better, maybe better editing. Maybe that's what the suggestion should be. R. Williams notes: Well, the recordings should, if we can get the recordings done, that would be a great thing.

Plus, I will say I belong to Daytona Beach Street Rods and to the Veterans Club, and we read the minutes of the last meeting in the first part of our next meeting. I don't know that that would work, but I would suggest it, because then if there's any discussions, it's done right then and there. It can be done either way, but I feel we need to make some change to our minute's format, versus a verbatim of

the entire meeting. R. Deavers: The minutes can be as simple as we like them or as complex as a complete.

T Meadows: It doesn't pick up everybody's voice or what it does. But like I said, for example, like last meeting, I had to sign off early. And the paragraph still continued after I signed off under my name. So it looks like I was still participating in the meeting when I wasn't. So it's that type of editing maybe we need as opposed to the actual form.

R. Deavers: So, but that's something we can discuss later. I just wanted to bring that up. So we needed to we need to think about how we want the minutes to be taken and how complex to be. I think the more precise they are, the more every word is in there, we can so note.

R. Williams: Personally, I think if it's a time thing, it's once a month. I mean, if it's 20 minutes more than normal, it's 20 minutes more than normal. At least we'd have a second time to say, this is what we just talked about. If there's something we have to address again, I mean, it's just clarity, and that's where we have lacked.

T. Meadows: Well, I can go through kind of what I picked up, and I can send it to you, Cindy, so you can kind of see where we are. And I think what it just means is whoever spoke after me, their name needs to be put in.

R. Deavers: The next item is a correction to the prior approved minutes for May 2025. Correction to the section relating to board minutes. We need to change the word February to April.

It was just a typographical error. Can I have a motion to approve this change? R. Williams Seconds. All in favor? Aye.

R. Deavers: We also are going to do a correction to previously approved minutes for September 11, 2023 with an addition of discussion and review of the proposed Tiki Hut. Please add: MOTION: Addition to Oasis patio area presented by Joy Miller, BOD president at the time. This would replace the existing beach umbrella table area. The Oasis at Fountain Beach Resort LLC will fund this project without financial assistance from the association. The structure will be built by Big Kahuna Tiki Huts Incorporated from the Seminole Tribe of Florida with a license number of CBC-1259-971. No permits will be required nor state sales tax charges. Seminole Tribe contractors are exempt from these requirements in the state of Florida, which will save time and money. Joy brought up several benefits for the owners and patrons as well as being safer during inclement weather. Joy Miller suggested the construction to take place in late November or December 2023. During this slow time and construction should only take three to four days starting September 11 2023.

The Board of Directors included at that time J. Miller, S Saker, R Williams, G. Vital and Myself, R Deavers. At this time I need a motion to accept this change MOTION: R, Deavers: I will put a motion to accept it as I have it, in my

computer okay do I have a second R. Williams seconds, All all in favor MOTION Passes.

CAM REPORT: Given by K Multop of TruResults. Written report is provided. It is important to note NuTech still has not received the necessary parts to do the fix of fire suppression equipment, and then we can have the inspection. Several owners, insurance companies, are waiting for the certificate once it's all complete and passes inspection so that they can review their insurance policy Also there is a notice from the credit union and we have two accounts with them but we had to have a checking account and a savings account which we opened and now since it's just kind of sitting there dormant they want to charge 10%. MOTION by R. Williams to deposit a dollar in each one of those accounts (I find no second or further action on this issue). We are asking that someone on property initials the number of hours on Calvin's invoice is documented before we pay the invoice.

Reminder that next year its time for a 10 year termite bond to be renewed on the building,

MINUTES: R. Deavers: The minutes are In front of the board, if I can get a motion to approve them... MOTION made by T. Meadows and seconded by D. Baker to accept the minutes as presented. All in favor? Aye. MOTION carries.

FINANCIALS: R. Deavers: On the financials. Tonda and I have been doing a considerable amount of reviewing several questions that have been put forward. We're still awaiting answers on all our questions. Therefore, we need to continue the table of financial reporting for April, May, and June of 2025. Do we see light at the end of the tunnel? Yes. We are seeing light. It's not a train. I can tell you that. It's just been a convoluted mess. Do we have an estimated time as to when we'll be able to look at these and say okay yes this is where we are? Kim from TruResults: After I get the updates from the CPA loaded and then I can rerun everything. T. Meadows: Well are you are you meeting with him today yes after the meeting and then. And he'll be able to correct those things for us because that's part of the audit that they suggested needed to be corrected yes so and that makes sense because we need to correct 2024 before we can move on to 2025. And Kim, if you're feeling like you're overwhelmed or something like that, let me know. I mean, you know, I can help whatever needs to be helped. I mean, whether it's something with the accountant or, you know, anything like that, I'm willing to help.

R. Deavers: So everything from 2024, once those adjustments have been made, it will affect 25. Okay, so can we put like let's give them some time and when the update is done by the CPA we will get a better idea of where we are. MOTION: R. Deavers: Okay, I make a motion to table the financial report. That's my motion. Williams seconds. All in favor? Aye. MOTION: Carries. .

LLC REPORTING: We have figures for 24 versus 25. Employee wages at 51%, versus restaurant, food costs 24, liquor 21, beer 23, wine 14, soda 11, payroll coming in at 29%.

GM REPORT ON BUILDING: What we've been doing around here, a couple of things to note. Room 215, we had a plumbing issue, we thought it was the rust on the tub. We're doing a lot of tub refinishing for owners. We had the drain area refinished. He does a bondo. He does a good job of it on the tub refinishing. The problem persisted to the point we had to call a plumber it was actually in the plumbing in the in the slab under the tub those second floor rooms have a unique plumbing service so he came out last week Thursday and tore it apart fixed the plumbing and we had the gentleman to come in and re-bondo and put everything back together again so that problem should be resolved. 209 over the weekend the owner was in-house identified an issue in the wall in her room and our crew has done some precautionary measures with the humidity we used the association's humidifiers and then when the owners departed our staff is exploring the rooms above to see if there's a leak we believe it's a roof leak, This has happened before, probably the third time that we're pretty sure about it. It's where the roof drain, over time they separate and the joint pulls apart and the water can choose its victim at that point. We haven't had complaints anywhere up, but this could be affecting all the 9s and 11s.

So we're going to look at all those rooms today and then we'll have to get the plumber in here. We'll open up the wall with a problem and then any other wall that's affected will have to go in and replace the wall once the repair is made. We did do a temporary patch on the 209 because there was a push mark in the wall. So the room is a pretty busy room, it's going to keep working on it. But those are the two building issues, aside from the elevator.

They returned again on... Friday, and they did the, they finally fixed the elevator it seems to be fixed. The gentleman that showed up on Friday said that there was a fire alarm trigger that was fault, that was faulting, and it kept, the sensor kept reading that there was a fire alarm going off, and that's why the door was erratic. I personally don't think it should have taken three weeks we suffered with that, but it is fixed now. I think it was a different person who found this. Well, not sure why he didn't figure that out the first time, but anyway, we're happy it's fixed. The, the south door that we're having issues with, and I know there's buzz with you guys about the, you know, the course of action you are taking however Vince did do a repair on that so it's at least working till you can get to the next stage he said the north door could benefit from a similar fix that it's not pretty but it works.

R. Williams adds: I will real quick I'll pipe in there. I called them again and the same guy came out measured them and called me and said - Why am I measuring the door again and I said because I haven't gotten any estimate on the doors yet and he said well that's ridiculous I did this three months ago yeah I said well that's y'all and he said well it's not me, So we're supposed to get an estimate on those two doors both those and the Florida power light doors it should I would I would hope that it would be here this week. I'll talk about the door stuff and upcoming work so that should be good until we get to the next level.

B Trudeau continues: Vince continues to paint the north side. He tells me it's pretty much done with what he can do on the painting over there. It looks pretty good.

The men's lobby faucet faulted. We had to change that out, so there's a new faucet put in there. Recently, the sub pump in the pump room had problems with it. We fixed it. Had problems again. Fixed it. The original sub pump, the first new sub pump, I forget what happened. The impeller came off. Chris fixed it, so we put that aside as a backup. I'm going to hold on to it. He seems to think it's good now. Let's see. I believe that's the main things that I have.

July our numbers are down, Tourism is everything you're hearing it's down is. what it is but I think 10% is what I've heard most recently halfway through the months at 45% in July that's probably the worst I think we can rally the next two weeks but hate to be the bearer of that news but it is what it is yeah and people can argue what the reason is I'm not getting into that I know it's everywhere it's everywhere I mean you can we're not the only ones it's countywide that that I'm talking 10% countywide but I think you could see a trend in all sorts of ways and you can see it in the news, that that's where we were at it was actually given a little dimmer view than that but it was in that range,

R Williams notes: Thanks you guys and whether anybody knows this or not that you know we've got our challenges because we're looking at changes because of retirement but we'll keep you posted on that. Thanks you guys if you want to go back to doing what you normally do.

NEW BUSINESS/OLD BUSINESS:

POOL AND HOT TUB: R. Deavers reports: There were the gutters the little gutter grates around the pool, there were some broken ones that were replaced by SandDollar pools, and there are pool filter grids, big disks in the filter tank. They're roughly two years old and they are pretty beat and need replaced. I have come up with two options and I'm going to let you as a board figure out which way you want to go. The pool company, they're very busy and they can eventually get to it for between \$1,500 and \$2,000. Forty of these grids on three separate banks. Option two is that they're replaced by the board members and the materials are purchased by myself. From my wholesaler, the cost would be approximately \$700. I need y'all to figure out which way you want to go well we all know what I'm going to say.

D Baker notes: I don't see any reason why we can't replace them. Seven hundred dollars beats the hell out of fifteen right or two that's strictly materials you know I know and I've talked with Brett with the pool service tech and he's willing to when we are done come in and recode them with the with D&E get everything we need to get back up and running

R. Deavers: So I can drain the tank and get everything changed that that part is easy so let's say let's say even this let's say it's \$1200.00. Because of whatever else we have to do. We look at something and we say, oh, wow, these are out. \$1,200 is still cheaper than \$15,000 to \$2,000. So I just think that we need to

save as much money as we can. And if we can do the same job, why would we not do it?

That's just my opinion. I've done it in other applications. I feel we're capable of doing it. Okay, well. So I just need somebody other than myself because I'm going to stay out of it.

D Baker: Is it going to void any warranties or anything as far as, like you said, having to drain everything? And would that void any warranties or anything on our pumps?

R Deavers: No. The filter tank is drained regularly to clean the filters.

It's just a simple process. So you clean, hose the filters down, pump out the sludge. Fill the tank and then recode them with filter media so there's no warranty voided or saving money same job now you guys can vote whatever you want to do, yeah I need a motion in a second if we're going to do anything with this.

R Williams: MOTION: okay well I give the motion that we do it and I would say a cap of say twelve hundred dollars in case of there's anything else that needs to be done and as long as we have the invoice for whatever it does cost us that's what we that's what it is. T Meadows seconds, all in favor. MOTION Passes

INSURANCE: R. Deavers: We have an insurance renewal due, Ron and I spoke with Nick, our insurance agent, and this year's quoted premium is approximately 22% lower, boils down to about \$25,000. With better protection. With better coverage, this is the X-Wind, the liability and all the ancillary policies.

This is not the hurricane policy which is renewed in December, I believe it is. The amount is \$93,310.13, if we pay this in full, we save a 7% finance charge. I need a motion to move forward with this. R Williams: well I'll make a motion because I know what we paid last year was 120 almost 125. MOTION: To renew insurance due this July, D Baker seconds all in favor. MOTION CARRIES:

FPL DOORS: R Williams: All right FPL doors - I kind of gave you the news we're waiting on this door company I did call another door company they haven't been out to measure them yet. Our hands are tied for that. I did find a brand new door, It was uninstalled, it was to be installed in a complex, but it was uninstalled because the, company that built this building went bankrupt before it was opened. It's a brand new door.

It's the same doors we have on the south side. It's the door from Granger is \$2,500. They wanted \$800 for the door. Just over the phone talked them down to \$500. It will need to be cut and altered to fit the height of it. It's taller than we need R. Deavers: Did they get back to you finally? About those two doors?

R Williams: No. They haven't gotten back. Oh. But I'm talking about \$500, even if we fixed the South door, that door doesn't hardly close. It's just barely closing with the repair. If we spent \$500... And we used it and still have them put a new

door in there. We can put it somewhere and we have it as backup. It's eight, there's how many screws? There's four on each end, three inches. So there we go.

It could be changed if the new door. These doors only lasted two years. They give us a one-year warranty. It's crazy, but that door gets used all the time. I will pursue this \$500 door and go get it. It's two hours away. I'll do it on a day that I don't have anything to do. If we want to do that. If nothing else, it would be an insurance policy for either one of these sides.

R. Deavers: Okay, and it's got the little strip window in it? R. Williams: Yes, it's got the window in the same spot.

R. Deavers: MOTION: I'll make a motion we go and invest in these doors. And just have them, and you said you can cut them down. I can get it, there's two ways to do it. I can take it to a shop to have it cut down. They haven't given me a price. They said, you bring it to me and we'll give you a price. Either way, it's cheaper than 2,800 bucks for a door. Well, 2,800 bucks is what the cost of the door is. We've never paid 2,800 dollars. It's 4,500 for the door company to replace that door. That's what it's gonna cost. And we will do that. I think we should still do that. But I think that this is a temporary fix till they finally, I mean, let's say it. It's been four months since they looked at, three months since they looked at it. They still, we still don't have a price and it's gonna take probably another month or two to get a door. This is 500 bucks. We stick it on, we tell them, okay, order us a door, and put it in in the spring. Are the jams solid? The jam is solid enough. To put this other door on there. If we brought a door from the door company, they're gonna wanna replace the jam. I get it, because they rust. We need to rethink before this is installed, too, like we did with the electrical boxes. I can undercoat it, self-etching primer it,

R. Williams continues: I can put a coat of bed liner, or a better type of material on that door before it's installed, like we did the electrical boxes. R Deavers: Let's finish with that, so I made the MOTION: to move it forward, I need a second. For the \$500 door? R. Williams Seconded, All In favor? Aye. MOTION Passes.

R. Williams: At one point in time, because of the wind stresses, on the south side door we installed the closer that is partially what's causing these doors to rip apart. R: Deavers: Definitely you had mentioned moving that door inward into the hallway and we had talked about it and that's going to be a challenge however we also talked about putting getting a quote from Calvin or somebody to put two short walls outward just depth of the door in a wind deterrent.

R. Williams: Right a wind deterrent to where it's just a to block it and that way somebody does you know you push the door open somebody can't walk into it that's why that garbage can is there now but it would help save the door the jam and anybody's face. Bob or Rich what are your thoughts you deal with that door all the time you deal with the security on the sides of the building, Would that impact security in any way, if a wind deterrent were there?

B. Trudeau: Wouldn't you also have to redo the sidewalk area because Andy had issues? Wouldn't you have to have a down ramp and an up ramp if you closed off the door?

R. Williams: Well, you're talking about two cinder blocks, so it's two cinder blocks.

B. Trudeau: Okay, I thought it would be a complete wall, but okay.

R. Williams: We're coming out just slightly past the flower bed, so it's not really intruding into the walkway and the ramp area.

As long as there's a five-foot radius in front of it, we're good for ADA requirements.

R. Deavers: Okay, well, how about we do this? How about we go further looking into it? Can revisit it in another meeting.

D Baker: It has to be a bigger sign. It's a power-assisted door because you can stand there and wave in front of it and it's not going to open. It's not going to open automatically. However you want to put it, but it needs to be a bigger sign that people see. We're talking two feet by three feet?

R. Williams That'll work. In some obnoxious color? Well, you know me and signs, but it ain't going to hurt. You like signs, I know. Well, I use the sign that no wet bathing suits, how long, how well does that, and I'm not being a... Well, no, I understand. Is covering our butt you know you walk in here with a bathing suit you slip on the tile hey. Bob will you order a large sign for these doors, one each door, inside and outside, Do Not Push Do Not Pull.

ELEVATOR SAFETY FEATURE: R. Deavers: Elevator safety features where are we standing on that? C Richardson and R Williams worked on this: We're first in line they're being built and paid for. It will be within the next couple of months, I would say. That's what they're saying from Delaware Elevator.

ONR UPDATE: D. Baker: Update on the use of ONR. There are some owners who do not want to be involved. So I sent out letters. I have a list from Bob of the nons and the private rental owners. There were 28 of us. 28 is the number of letters that I sent out. The same letter that Bob sent out. Okay, so what you're saying is 28 total? There were 28 total of non-renters and private renters. Okay, and out of the 28, how many are uninterested-- Eight. So I sent out 20 letters. I received one back. He's already, that owner's already listed on the ONR.

They need to go on and consent. I sent him a private email. He just responded this morning and said he absolutely would go on because I sent him a notification. Well, here's what I don't understand. Because the actual website says that we have 74. But if you pull out the roster of who's all on it, it tells you whose active and who is not. So right now it says that we have 52 active. And 48 need to sign the consent through ONR

They just need to finish the process of going all the way. They need to go in there. Yeah, so they've signed the actual consent for us, but they need to go in there and sign the actual consent for ONR that is the number that would be the number if they sign it correct that's not bad so it says we have on we between there's a total of 120 voting members and that includes your suites who have two people so if we can get these 48 non-people to go active and actually sign the ONR consent giving them permission to send them things so until these 48 people do that they can't send anything so on there it says 74 but it's not actually 74 that are active it's 52 that have actually signed what they're supposed to sign so those are the 48 if we could get them we're at 100 which is not bad, with the holidays with the summer, I'm hoping that I'll start getting some back. So I know who needs to go on, so I can instruct them once I get it. If there's somebody that has not yet, then we'll go from there. But right now we have 52 active signed that can receive any documentation that needs to be sent to them for a vote...

If people owe money they cannot vote. Who is going to monitor that? We are. Who said that? Kim. It would be Kim, the responsibility of the CAM. So, Dawn. Yes. So, if you sign that consent and you choose that you don't want to be on the ONR, it is the responsibility of that owner to contact Kim and let them know that they need a paper ballot. That is not correct. For a state statute, it still has to be mailed out.

So when you send your packet back and we get you on there, just remember that Okay, I'll look. Thank you.

STRAGIC PLANFOR HURRICANE PREVENTION PROEDTION: C Richardson: We had been sent a sample. From one of the attorney's offices or our attorney's office. And we need to be digging deeper into this and figuring out how we wish to proceed. This is something that's coming. It's not like we can push it aside and not move forward. R. Deavers" Okay. We've got to do something, folks. What's the procedure for complying? C. Richardson, In essence, we need to, from what I understand, we can do it as a ruling, but it actually needs to be put into the documentation, the declaration according to Chapter 18, amended.

R, Deavers: So we can make a rule, telling them what our plan is. Well, and its all part of this whole ONR push is so that we can get involvement from the owners. Because there are document changes that have to be done. Right, I know. You know, this is ongoing,

C. Richardson: I think it's December 31st, that this has to be put in place.

R. Deavers: Right, right, we're in the storm season. You know, the last time wind is broke and water came in the building, it cost us \$160,000. Ron was not happy about that one.

R Deavers" When you talk about that, did you ever hear that we've bought the two? We have bought the humidifiers. From what I'm hearing, they're getting used regularly, and it's helping to maintain a better facility.

R, Williams, I can tell you when we were talking about the dampness, I've been in my room to stay for a while. I found some issues in there. I'll correct them myself. It's not a big deal. But, yeah, and I know I had a dehumidifier in my room. It died. I didn't replace it. That was my fault. I will put another one back in my room, and I use it when I'm here, that's all. But it does make a difference. It makes a huge difference, actually. We even have a small one in ours that sits right on the counter, because I have a suite, so it's sitting in the kitchen side, and it's constantly draining. Because I think it's, what did it say it does have any square feet? It was more than that size required when I bought it, but I kind of put it on the counter, and it... drains right into our sink the one we had would actually the person who did you know I got my room from had it in there and they said they had no use for it so they left it with it and it does mine does a little hundred square feet so that's more than right yeah and we're in a extremely humid environment here.

BALCONIES AND RAILINGS: R Williams: It is what it is. I don't know what to tell you. I mean, what are we, we've talked about it, talked about it, we haven't done anything, we've talked about maybe some getting some, what are we, you know, to remove the tile, we almost have to remove the balcony railing as well. R, Deavers: No, Ron, you're wrong. It does go past the balcony railing.

R Williams: Right, so, I don't know, I mean, I'm thinking of, is there a short fix? If there's a short fix to, I looked into sealing just the grout area, which is the largest portion of the seepage, but that's a very small area of seepage when you're looking at tile. The right way to do it would be to remove all the tile. And resurface it. There's a huge dollar amount. I mean if we can do it one at a time. We need Calvin every week to come through and fix the bottom of these balconies. I know. From the top of the balconies leaking water into it. Well, I mean short of us saying okay we're going to do the balconies and we're going to get a price on it.

R. Deavers: Why don't you explore calling people in and give you a bid on this and start with it.

R. Williams: Okay we can do that I mean at least you know where you're standing. Right. I mean we can look at people like shark coatings. The epoxy coating people. You had somebody, Bob that came in and stripped them for you at a reasonable cost. B Trudeau: I did find somebody at one point that said he would do a hundred bucks about I don't know if. I can I don't know if he's still years ago right and that's I'm not sure I do it for a hundred bucks I mean I well I don't know if I would either and it sounded too good to be true so I also had a guy that said he do it and he didn't finish the first one. I would say talk to Vincent I believe they did do one they have probably better insights to okay well what your challenge might be talk to him about that

R, Williams I'll talk to Vincent and I'll talk to Calvin and then I'll bring that back to the board and we'll see what we what's the least expensive most cost-effective,

positive result. Short of doing what we did on the north side to replace those balconies.

POOL RAILINGS AND GATES: R, Deavers Are there any changes there? Any updates? R.WILLIAMS: We did have the gate at the handicap ramp. Our guys put a lock on it. We did have a bit of an issue this past week because we had a handicapped person here that wanted access every day. But we talked and we just made it available. It was unlocked in the morning. Now that does leave it to where other people can walk up and down it. It's posted, but we're not going to say anything. It's posted that we can't make people go to the water we have in that other gate over there. Because everybody comes up off the pool and goes down under the pool at night. You have mayhem.

And I think Diane, at one point, said, might as well open it to the public.

FURTHER BOARD COMMENTS:

OWNER COMMENTS: Unit owner 209 Note there is a leak in the wall she has concerns about' She would like repairs done,

This meeting is adjourned at 12:05 pm

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 mature for \$500,625. Ron Williams made a motion to invest \$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.