



**TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.
BOARD OF DIRECTORS' MEETING**

THESE ARE DRAFT MINUTES UNTIL ADOPTED BY THE BOARD AT THE MARCH MEETING

January 13, 2024

PRESENT:	Fred Rispoli	President/Director
	John Burney	Vice President/Director (left meeting at 10:00)
	Don Gillespie	Treasurer/Director
	Mike Corcoran	Secretary/Director
	Josh Sendelbach	Director
	Danielle DeLoach	General Manager
	Erica Kirk	Front Desk Manager
	Patti Baker	Consultant, Northshore Management Company

OWNERS:

Marilyn Sendlebach

MINUTES:

Fred called the meeting to order at 9:01

Fred made a motion to accept the November budget and annual meeting minutes with corrections. Don seconded the motion. The motion passed unanimously.

FINANCIALS:

Patti Baker presented the financials. In the November meeting, Patti indicated that we were approximately \$13,000 over budget; however, once all of the financial reports were completed, we are now approximately \$37,459 under budget. Board members reviewed the budget analysis report discussing and clarifying various line items.

RATIFICATION:

Fred made a motion to ratify the purchase of a second commercial washing machine for \$18,060. Don seconded the motion. The motion was passed unanimously.



Fred made a motion to ratify the hiring of Wright and Casey law firm as council for Tropic Shores. Don seconded the motion. The motion passed unanimously.

MANAGER'S REPORT:

Danielle provided her report to the Board. She commented that all of the units recently put up for sale. All items sold in short order.

Inventory Status:

TSR Owned:

Collections: 167 units are currently in collections.

Foreclosure: 70 units are going into foreclosure.

RCI Report: Our RCI score has dropped primarily because we do not have a pool and there is construction. In the last two months, there have been a number of poor reviews from RCI guests, most commenting about the noise from construction. We still hold Gold Crown status.

Units are getting new window treatments and sliding glass door treatments.

Units are getting a new 50 inch TV in the living area, and the current 40 inch living room TV is being moved into the bedroom.

OLD BUSINESS:

Flooring – after receiving a number of quotes/bids from a variety of companies, Fred made a motion to hire Wadsworth Flooring & Home to replace the tile flooring in the basement with eggshell, 12 X 24 tiles not to exceed \$40,000. Josh seconded the motion. The motion passed unanimously.

We have collected 90% of special assessment fees.

NEW BUSINESS:

The Board has been working with the engineering firm and construction company. The company installed the catch basins. One was in the wrong place and one was approximately 7 inches too high. We are working with our engineering firm to get this corrected.



Fred made a motion to hire Spec Services to repair/install a concrete header in the generator room. The cost is \$7,500 and \$1,500 for our engineering firm to create the specifications for the work. Josh seconded the motion. The motion passed unanimously.

The Board discussed bids we've received to replace the windows at the pool deck level. It was determined that we should wait until we have this done because the State of Florida passed a law requiring all condominiums to have a structural study. The Board feels it would be prudent to wait until the structural study and our reserve study is completed before approving the window replacement project.

The Board received several bids for railing on the seawall. After careful consideration, Fred made a motion to hire Aerotec Aluminum, Inc. for this project with the cost not to exceed \$25,000. Mike seconded the motion. The motion was passed unanimously. The motion passed unanimously.

QUESTIONS/DISCUSSION FROM THE FLOOR AND ZOOM:

No owners registered to attend via Zoom.

How do we submit a question for board meetings?

I find it very difficult to use my 2 units as most weeks are already booked a year in advance by owners with multiple units. It's my understanding that this summer is already sold out. I still work full time and don't have the prerogative of planning vacations a year out. When I first bought in, I understood that booking were made three months only. For the last 2 years I have not been able to book times convenient for me, everything is always booked, even if I try 6 months out. I certainly think I'm not the only person having this problem.

ADJOURNMENT:

Fred made a motion to adjourn the meeting at 12:23. Don seconded the motion. The motion passed unanimously.