



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

DRAFT

July 15, 2023

PRESENT:	Fred Rispoli	President/Director
	John Burney	Vice President/Director
	Don Gillespie	Treasurer/Director
	Mike Corcoran	Secretary/Director
	Josh Sendelbach	Director
	Justin Spillers	Director
	Danielle DeLoach	General Manager
	Patti Baker	Consultant, Northshore Management Company

OWNERS:

This meeting was held virtually. No owners present.

MINUTES:

Fred called the meeting to order at 9:09.

Don made a motion to accept the April 29 minutes as submitted. John seconded the motion. The motion passed unanimously.

RATIFICATION:

Don made a motion to ratify the Board decision to accept the bid from Hospitality Resources for drapes and windows treatments for \$172,221. John seconded the motion. The motion passed unanimously.

Don made a motion to ratify the Board decision to accept the bid from CRA in the amount of \$8,500 for the engineering drawings for the pool and spa. In addition, there was a \$2,000 permit, and an \$800



contingency for an inspection if needed for a total of \$11,300. John seconded the motion. The issue passed unanimously.

Don made a motion to ratify the Board decision to purchase washers and dryers from Commercial Laundry Equipment for \$15,066.40. John seconded the motion. The motion passed unanimously.

Note: Our washers and dryers needed to be replaced. These coin-operated machines were owned by a third-party, not the resort. The Board elected to purchase this equipment as it was less expensive in the long run to own them ourselves. Additionally, they employ new technology which allows folks to use them via electronic payment rather than coins.

FINANCIALS:

Patti Baker presented the financials. As of May, we are running about \$9,300 over budget as a result of insurance expenses. If not for that, we would be running slightly under budget. Adjustments will be made at the September meeting.

Owners have asked what the special assessment amount might be. The Board has not been able to provide this number as we don't know what the total cost will be for all of the projects. It is the Board's hope that we will have the cost for the pool/deck replacement soon, and as such, we will be able to determine what the special assessment will be. The Board hopes to know this amount by the September meeting.

MANAGER'S REPORT:

Danielle provided her report to the Board.

Inventory Status:

TSR Owned:

Collections: 279 units are currently in collections.

55 Preferred

0 Prime

0 Fixed

Foreclosure: 70 units will be given to Matthew Gross to begin foreclosure.



RCI Report: Continue to be a Gold Crown resort. The feedback has been very good.

MAINTENANCE WEEKS: We lost a few maintenance weeks due to the hurricanes. We are moving those into the 2023 year. We are looking at shutters, drapes, paint, etc. for the rooms. Hospitality Resources and Design came to the meeting to share their suggestions for these items. The Board members and some staff members went into the one and two-bedroom units to consider what we would like as it relates to drapes, blinds, etc.

OLD BUSINESS

DRAPES:

We will start replacing drapes this fall. The timing is based on owner occupancy.

POOL/DECK:

Nils provided his proposal without specific numbers at this point because there are still some unknown expenses, such as pilings that a separate company would install, gas piping, etc. Several design decisions have to be made by the Board such as the color railing, pool tiles, pavers, etc.

SEAWALL:

The crew building the seawall has been doing an excellent job. Construction continues.

FLOORING: More rooms have been completed and this work continues.

WINDOWS:

The windows on the first and second floor will be replaced when construction of the seawall and pool deck is completed. Per new regulations, a new safety door system will have to be installed on the sliding door leading out to the pool area. This will likely apply to the door next to the Amenities area as well. The Board will look into this.

ACTION ITEMS TO FOLLOW UP ON:



- Wristbands for owners and day-use.

NEW BUSINESS:

There was no new business as all items have been ongoing and the Board stays in close communication.

NIGHT SHIFT:

The resort has found it difficult to find a reliable employee to work the night shift. The Board has decided to put procedures in place that will allow us to close the front desk between the hours of 1:00 am - 5:00 am

ADJOURNMENT:

Fred made a motion to adjourn the meeting at 10:24. Josh seconded the motion. The motion was passed unanimously.