



**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**

May 4, 2024

<b>PRESENT:</b>	Fred Rispoli	President/Director
	John Burney	Vice President/Director
	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:**

Jeff Duro  
Ed Custer

**MINUTES:**

Fred called the meeting to order at 9:04.

Don made a motion to accept the March 16, 2024 budget and annual meeting minutes without corrections. John seconded the motion. The motion passed unanimously.

**FINANCIALS:**

Patti Baker presented the financials. She started with the budget analysis. The Board asked a number of clarifying questions about the analysis. Currently, the resort is under budget.

**MANAGER'S REPORT:**

Danielle provided her report to the Board. Some discussion was had about the use of Expedia. The resort started using Expedia recently, and a discussion was had about how to record these transactions for the sake of reporting sales tax.



**Inventory Status:**

TSR Owned:

Collections: 167 units are currently in collections.

Foreclosure: 70 units are going into foreclosure.

**RCI Report:**

We continue to look at our RCI scores. In some cases, those arriving at the resort did not know there would be construction, which made some of these guests unhappy.

**NEW BUSINESS:**

Work on the pool stopped for a couple of weeks because there was a discrepancy between what our engineers designed and what the pool company started to install. This took some time to resolve, but work will start again next week.

Some board members and management met with a lighting company to discuss lighting that will be part of the pool deck.

The Board discussed drainage options for the pool deck. There are pros and cons between the two systems looked at and ultimately the board decided on the system that would be used. Mike made a motion to purchase the channel drain. Josh seconded the motion. The motion was passed unanimously.

Josh made a motion to move the shuffleboard court in order to provide more green space between the court and retaining wall. Fred seconded the motion. The motion passed unanimously.

The Board discussed Kaba locks for the pool deck. This will be the keyless access control system that will be used on the gate which provides access to and from the beach as well as the doors leading to the pool deck from the building and the elevators. Fred made a motion to approve the purchase of these units not to exceed \$8,000. Josh seconded the motion. The motion passed unanimously.

The State is now requiring properties to go through a "dune restoration" process. There never were dunes, thus this is not a restoration process, but instead, it is new construction. We know this makes no sense and that any dunes would simply be washed away. The State is saying that instead, we can



“contribute to the fund.” Despite how preposterous this is, we have been told we must do this by the end of 2024. We will be working to have this requirement reversed.

The Board discussed landscaping as part of the reconstruction process. Don shared plans that were proposed by our landscape architect. John made a motion to share changes to the plan with one of the companies that submitted a bid to do the work and ask for an updated bid. If the total comes in at less than \$30,000, the Board will have them do the work.

**QUESTIONS/DISCUSSION FROM THE FLOOR AND ZOOM:**

No owners registered to attend via Zoom.

One owner had a number of general questions regarding the current reserve study, as well and a number of other matters. The Board shared answers with him.

**ADJOURNMENT:**

Fred made a motion to adjourn the meeting at 11:30. Don seconded the motion. The motion passed unanimously.