



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

July 13, 2024

<b>PRESENT:</b>	Fred Rispoli	President/Director
	John Burny	
	Don Gillespie	Treasurer/Director
	Mike Corcoran	Secretary/Director
	Josh Sendelbach	Director
	Justin Spillers	Director
	Danielle DeLoach	General Manager
	Erica Kirk	Front Desk Manager
	Sara Castillo	HR & Accounts Payable
	Patti Baker	Consultant, Northshore Management Company

This meeting was held virtually as the Board did not want to occupy rooms at the resort during the busy season.

**OWNERS:**

John Kay (virtually)

**MINUTES:**

Fred called the meeting to order at 9:06.

Fred made a motion to accept the May 4, 2024 meeting minutes without corrections. Justin seconded the motion. The motion passed unanimously.

**RATIFICATION:**

The following items were ratified during the board meeting.

New dryers in the amount of \$12,376.68 approved to Commercial Laundry  
Deck lighting and installation of \$10,472 approved to All Phases, LLC  
Electrical work for pool equipment of \$10,545 approved to Anthony Petras Electrical Contract  
Fencing top rail of \$7,273.60 approve to Top Rail Fencing  
Gas lines run for grills and other items of \$7,215 approved to Gas Plumbing Services



#### **FINANCIALS:**

Patti Baker presented the financials. We are currently operating \$180,000 under budget. A discussion was had about the Milestone inspection and how the findings will impact the budget. The Board discussed what items are required to address versus suggested as well as whether we can do the work in-house versus hiring it out.

Don provided an update on our investments.

#### **MANAGER'S REPORT:**

Danielle provided her report to the Board.

#### **Unit Sales Report:**

##### **Inventory Status:**

TSR Owned: 59 (44 preferred and 15 prime)

Collections: 236 units are currently in collections.

Foreclosure: 70 units are going into foreclosure.

Bankrupt: 2 units are in bankruptcy.

#### **RCI Report:**

We continue to look at our RCI scores. Our scores have dropped over time because those who have used RCI (10 to date) have scored us low because they claimed they were unaware of the construction even though we made it very clear to RCI that we are in this state. Even though RCI recognizes this is the case, they indicate they can't change this. This puts our Gold Crown status at risk.

#### **Expedia Update:**

We are currently being charged 20% by Expedia and 10% for those who hold higher status with Expedia. Even though this is a high percentage, these are still units that would have otherwise gone unused. It is generating positive revenue.



#### **NEW BUSINESS:**

**CONCRETE BIDS:** The Board received three bids for concrete work for the parking lot, shuffleboard court, and dividing wall. Fred made a motion to choose GC Contractor Services at a cost of \$108,528 plus permit fees. Don seconded the motion. The motion passed unanimously. They have indicated they can start immediately.

**LANDSCAPING:** We have reached out to a number of landscaping companies for bids. Three companies have responded. Don made a motion to hire Verdego to do the work with a limit of \$30,000 for phase one of the project. Fred seconded the motion. The motion was passed unanimously.

#### **SLIDING DOOR IN BASEMENT:**

The sliding door in the basement leading to the pool deck needs to be replaced. We have only received two bids thus far. This will need to be installed soon.

#### **PAVER BLOCKS:**

We have the tiebacks being covered with paver blocks along the seawall. The Board discussed whether we want to continue this throughout the project to cover all tiebacks. The decision from the board was to continue with the paver blocks from the pool deck to the retaining wall.

#### **ROOFING:**

We are in the process of getting a quote to do roof repairs.

#### **MILESTONE PHASE II AND III**

Fred made a motion to continue with Keystone through Phases II and III of the Milestone project. Don seconded the motion. The motion passed unanimously.

#### **ELECTRIC FOR POOL GATE:**

Originally we were told that we would only need low voltage to operate the gate. We were later told that we will need 110 volts. We are now addressing this change.



**ELEVATORS:**

We currently have Otis as our elevator company. We have had nothing but problems with them. We are looking for other companies.

**PRIVATE BEACH CHAIR COMPANY:**

Many owners have shared their displeasure with the company that puts chairs and umbrellas on the beach in front of the TSR sea wall. We are looking into whether we can prevent this or not.

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

A few owners submitted questions to the Board. The Board discussed these submissions. Many are issues that have already been addressed previously.

**EXECUTIVE SESSION:**

Fred made a motion to go into executive session to discuss personnel matters. Don seconded the motion. The motion passed unanimously and the Board went into executive session at 11:31.

Fred made a motion to come out of executive session at 1:48. Don seconded the motion. The motion passed unanimously.

**ADJOURNMENT:**

The Board went back into regular session at 1:49 Fred made a motion to adjourn the meeting at 1:50. Don seconded the motion. The motion passed unanimously.