

**TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.  
COMBINED BUDGET AND ANNUAL MEETING OF MEMBERSHIP**

The Combined Budget and Annual Meeting of Membership for TROPIC SHORES  
CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC. will be held at 3111 South  
Atlantic Avenue, Daytona Beach Shores, Florida, on Saturday, November 2, 2024, at 9:00 A.M.

**AGENDA**

1. Call to Order
2. Confirmation of Quorum and Proof of Notice
3. Welcome and Introduction of Directors and Panel:

Mr. Fred Rispoli	President/Director
Mr. John Burney	Vice President/Director
Mr. Mike Corcoran	Secretary/Director
Mr. Don Gillespie	Treasurer/Director
Mr. Joshua Sendelbach	Director
Mr. Justin Spillers	Director
Mrs. Danielle DeLoach	General Manager
Mrs. Patti Barker	Consultant, North Shore Management Group

4. Approve Minutes of Prior Annual Membership Meeting
5. Reports
6. Waive Distribution of Financial Statements for 2024
7. 2025 Budget Review
8. Old Business
9. New Business
10. Election/Announcement of Directors for 2025
11. Adjournment

Immediately following the Annual Membership Meeting, the Board of Directors will be holding an Organizational Meeting of the Board to elect officers, approve the budget for 2025 and conduct other Association Business.

**This meeting notice contains important information regarding your Association. Please read it in its entirety to ensure that you do not miss anything pertaining to your property.** Then, before you do anything else, complete the proxy and return it in the envelope provided. Please cast your vote according to your desire regarding the issue(s) listed on the proxy and return the proxy in the return envelope provided. In the event the Designated Voter for your unit week(s) elects to designate a Proxy other than Mr. Fred Rispoli, President of Tropic Shores Condominium Association, please insert the name of the person you wish to designate as your proxy and request that (s)he attend the Combined Budget and Annual Meeting of Membership to vote on behalf of your unit/week(s). The Owner Voter Designation Form must be completed as instructed and returned unless your unit/week(s) is/are owned by one individual or husband & wife.

**IT IS IMPERATIVE THAT YOU RETURN THE PROXY FORM IF YOU ARE UNABLE TO ATTEND THIS MEETING. WE WILL NEED A QUORUM TO VOTE ON ALL ISSUES AND TO CONDUCT THIS MEETING.**

**ANNUAL MEETING ITEMS:**

**I. WAIVE REQUIREMENT TO DISTRIBUTE YEAR 2024 FINANCIAL STATEMENTS TO OWNERS**

Florida Statutes require time-share associations provide a copy of the complete financial statements (i.e. audit) to all owners. However, they also allow the owners to vote to waive this requirement on a yearly basis. We prefer to avoid the additional expense and only mail copies of the audit to those owners who request it. On the enclosed proxy, please vote “yes” if you agree to waiving this requirement. In the event the owners vote to waive mailing the financial statements to all owners and you would like a copy, please check the box where it's indicated on the bottom of the Owner Designated Voter Form and a copy will automatically be forwarded to you when it becomes available.

**II. 2025 PROPOSED BUDGET**

The 2025 Proposed Budget is attached. The proposed budget reflects a reserve funding amount based on our historical funding and expenditures. We did not have our reserve study completed in time to get the proposed budget out, so we are making an educated guess on how to allocate our reserve funding for 2025. Once we have final numbers for our reserve study and we know how much our milestone inspection repairs will cost and we complete all the construction projects, we will be in a better place to determine more accurate funding for our reserves. In the meantime, we have sufficient funds to take care of any reserve expenditures that may arise this next year.

**III. 2025 ELECTION OF DIRECTORS**

Any owner may serve on the Board of Directors. It is an unpaid position; however, reasonable expenses for travel within the state of Florida are reimbursed. We have six candidates for the board of directors this year. Since we currently have six (6) positions on the board, we do not need to have an election this year. Your board candidates for 2025 are: John Burney, Mike Corcoran, Don Gillespie, Fred Rispoli, Joshua Sendelbach and Justin Spillers. These owners will automatically continue to be your board for 2025.