



TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.
BOARD OF DIRECTORS' MEETING
2024 Annual Meeting

Unofficial Minutes Until Adopted At The January, 2025 BoD Meeting

November 2, 2024

Confirmation of Quorum and Proof of Notice: 553 votes needed to have a quorum. 597 votes were cast.

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

OWNERS: Names are transcribed from handwritten entries. Spelling of names may not be correct.

Dave Haack	Jeff Durow	Kenneth Guertin
Mary Haack	Steve Gallant	Sue Guertin
Marilynn Sendelbach	Bob Choe	Bill Crae
Bonnie Kish	Heather Choe	Lynn Crae
Steve Kish	Janet Kirchberger	Paul Shomper
Don Walther	Colleen Knyp	Thomas Mehment
Ken Drake	Rhonda Sendelback	Heline Guay

MINUTES:

Fred called the meeting to order at 9:03. The Board members introduced themselves to the owners in the room.

Approve Minutes of Prior Annual Membership Meeting: Don made a motion to accept the minutes from the November 2023 Annual meeting without corrections. John seconded the motion. The motion passed unanimously.



Don made a motion to accept the September, 2024 meeting minutes with corrections. John seconded the motion. The motion passed unanimously.

WAIVE DISTRIBUTION OF FINANCIAL STATEMENT FOR 2025:

John made a motion to waive the distribution of the financial statement for 2025 via mail. Don seconded this motion. The motion passed unanimously. Financial statements will be available via email and on the website.

REPORTS:

2025 BUDGET REVIEW:

Fred shared that there are so many things going on that impact the budget that it is quite difficult to predict with specificity where our budget will fall. Much of this has to do with the instability in the cost of products and services over the past several years and State requirements. For example, with the new pool and hottub, a new gas line and meter had to be installed. The new pool and hottub require more gas to be used, but there is no way for the Board to know what the real cost for natural gas usage will be until we've had a chance to watch it for a year.

Patti shared our current and 2025 proposed budget. It was explained that the Board has worked to assure that there are enough funds in reserves for current and future needs.

OLD BUSINESS:

No old business

NEW BUSINESS:

No new business

ADJOURNMENT:

Don made a motion to adjourn the meeting at 9:23 . Josh seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:23.