



**TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**November 2024 Bi-Monthly Meeting**  
**Unofficial Minutes Until Adopted At The January, 2025 BoD Meeting**

November 2, 2024

**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 Barker	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 9:00.

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



**RATIFICATION:**

The following items were Board approved on the dates indicated and ratified during this meeting”

**10/25/2024:**

- All Phases (pavers) up to \$11,000 for pool deck repairs

**10/23/2024:**

- Employee insurance was approved for new employees after 3 months of employment
- Amend Aerotech bid from September meeting (beach pool gate modify and divider wall fence removal panel)

**10/23/2024:**

- ID&C approved RFID silicone wristband and fabric bands \$17,000 (annually). These will be used instead of room keys and will be used for access from the beach into the pool area.

**10/25/24:**

- Approved Weston & Gregory to do our Audit for 2024 \$10,900

Justin made a motion to adopt the ratifications. Josh seconded the motion. The motion passed unanimously.

**FINANCIALS:**

Patti Barker presented the financials. The Board also discussed the State requirement for full funding following the milestone inspection. The Board asked some specific clarifying questions in preparation for November’s budget meeting.

**MANAGER’S REPORT:**

Danielle provided her report to the Board.

**Unit Sales Report:**

We had 2 unit sales this week.

**Inventory Status:**

TSR Owned: 51, all preferred to include two 2-bedroom units.

Collections: 237 units are currently in collections.

Foreclosure: We currently have no units in foreclosure

The resort intends to hold 3 auctions next year.



## **NEW BUSINESS:**

### **CONSTRUCTION UPDATE:**

The Board shared construction updates with the owners present. The Board shared that we have used engineers for all major projects because of the complexities of working with 6 different government agencies and all of their, often contradictory, requirements and codes. Additionally, the Board has been shocked at the lack of competency of many of the contractors/workers on projects. For example, a painter was hired. Upon arrival, he asked our maintenance person if he had a brush or roller he could use. Apparently, the painter didn't bring a paint brush or paint roller. One of the electricians who was sent to us arrived without wiring. It is these types of frustrations the Board is working through on a routine basis.

### **Approve 2025 Budget:**

The budget for 2025 was discussed in the annual meeting preceding this meeting. Don made a motion to approve the 2025 budget. John seconded the motion. The motion was passed unanimously.

### **Reserve study update:**

Experts came in to assist with the projected costs to address the matters identified in the reserve study. This has been noted and adjustments to the budget can be made if necessary.

### **Approve 2024 number of units that TSR will move into foreclosure:**

Fred made the motion to place 70 units in foreclosure. Josh seconded the motion. The motion passed unanimously.

### **Website backups:**

The TSR website is managed for software and security updates, but Mike suggested that it would be wise to conduct full-site backups of the site in the event the site was hacked, failed, or lost. The Board agreed that it would be wise to do backups once a quarter at a cost of \$35 per backup.

### **Window replacement US GLASS revised contract \$272,250:**

US GLASS will be installing new windows for the first and second floors. This includes windows and frames. Not only are the windows old, but a great deal of water intrusion occurred as a result of Hurricane Milton, in large part because of the age of the frames. Recently, Danielle secured a \$187,000 grant for the resort. As such, these monies will be used to replace the windows. The plan is to have this project completed before the pool is opened.

Don made a motion to approve the US GLASS contract for the sum of \$272,250. John seconded the motion. The motion passed unanimously.



**Keystone overseeing Window replacement:**

The Board will review the previous contract signed in 2023.

**GC Contractors for Milestone repairs \$137,000:**

Fred made a motion to hire GC Contractors to do the Milestone repairs for \$137,000. Don seconded the motion. The motion passed unanimously.

**Roof bids and discussion:**

Our roof was replaced in 2015. The roof was supposed to last 20 years; however it needs to be replaced. We contacted the company and they claim there was damage done as a result of the resurfacing project several years ago. Additionally, the multiple hurricanes impacted the roof. Ultimately, the roof has to be replaced. We used our engineering firm to assist in finding a quality company and product. We will be replacing the roof that is rated to withstand 140 mph winds.

**After Hurricane Milton update:**

Danielle gave an update on what happened before and after Hurricane Milton. There was a great deal of water intrusion. The work our staff did to get the building ready so quickly is incredible.

**Hurricane reimbursement grant \$187,000:**

As mentioned previously, Danielle secured a \$187,000 grant, which will be used to replace the windows on the first and second floor.

**ESTABLISH 2025 BOARD MEETING DATES:**

The Board set the following bi-monthly Board of Directors' meeting dates. All meetings start at 9:00am

Jan. 11, 2025

July 12, 2025

March 22, 2025

Sept. 13, 2025

May 17, 2025

Nov. 1, 2025

**QUESTIONS/DISCUSSION FROM THE FLOOR**

Several owners attended the meeting. Owners were permitted to share thoughts and/or ask questions.

**EXECUTIVE SESSION:**

Justin made a motion to move into executive session. Don seconded the motion. The motion passed unanimously and the Board moved into executive session at 11:17.

Fred made a motion to go back into regular session at 11:50. Don seconded the motion. The motion passed unanimously.



**ROOM CARPET:**

With the issues we've had with water intrusion from hurricanes, and with health and safety in mind, the Board discussed replacing the bedroom carpets with non-carpet flooring.

**PAINTING:**

The board discussed painting. Currently we are doing this in-house, but it takes a great deal of time. The Board discussed hiring a professional painting company to do this work rather than doing it in-house. This will ensure better quality work and free our maintenance staff up to do other required work.

**MAINTENANCE WEEKS:**

We will be starting Maintenance Weeks soon. The Board will have Danielle get quotes for new flooring to replace carpeting and contracted painters. As a combined effort, we are considering using in-house and contractors to expedite the process. Additionally, we will be looking at building out a more efficient way of tracking inventory and maintenance.

**EXECUTIVE SESSION:**

Fred made a motion to move into executive session. Don seconded the motion. The motion passed unanimously and the Board moved into executive session at 12:46.

Don made a motion to go back into regular session at 4:00. Fred seconded the motion. The motion passed unanimously.

**ADJOURNMENT:**

Don made a motion to adjourn the meeting at 4:30. Fred seconded the motion. The motion passed unanimously, and the meeting was adjourned.