



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

September 14, 2024

PRESENT:	Fred Rispoli	President/Director
	John Burny	Vice President/Director
	Don Gillespie	Treasurer/Director
	Mike Corcoran	Secretary/Director
	Josh Sendelbach	Director
	Justin Spillers	Director
	Danielle DeLoach	General Manager
	Sara Castillo	HR & Accounts Payable
	Patti Baker	Consultant, Northshore Management Company
	Ethan Sale	Employee Benefits Consultant
	Jason Boatright	Keystone Engineering

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

OWNERS:

Donna Burney	Mary Patterson	Debbie Snow
Susan Mesclier	Arthur Mull	
Lisa Titus	John Snow	

MINUTES:

Fred called the meeting to order at 9:00.

Don made a motion to accept the July, 2024 meeting minutes without corrections. John seconded the motion. The motion passed unanimously.

RATIFICATION:

The following items were ratified during the board meeting.

- The Board approved the replacement of the sliding glass door and storefront doors by US Glass totalling \$49,150.



- The Board approved the replacement of fire rated doors via First Choice Doors not to exceed \$18,000.

EMPLOYEE BENEFITS CONSULTATION:

Ethan Sale of Acentria Insurance presented their employee benefits offering. The Board is not happy with the customer service of our current insurance company for employee benefits. As such, the Board is seeking a company to provide better service and greater opportunities for our employees.

FINANCIALS:

Patti Baker 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.

KEYSTONE ENGINEERING:

Jason from Keystone Engineering joined via Zoom to discuss several bids the Board received to address the issues addressed in the milestone inspection. Jason shared his thoughts and experience with the various vendors who provided bids.

MANAGER'S REPORT:

Danielle provided her report to the Board.

Unit Sales Report:

We had 2 unit sales this week.

Inventory Status:

TSR Owned: 59

Collections: 237 units are currently in collections.

Foreclosure: We currently have no units in foreclosure

RCI Report:

We continue to look at our RCI scores. We continue to work with them to assure we don't lose our Gold Crown status.

NEW BUSINESS:

CONSTRUCTION UPDATE:

On Thursday, we received the permit for the new gas line. It took 7 weeks to get this permit after applying for it.



When the pool is surfaced, water must be put in it shortly after; however, we have been told that we must first put the divider wall and railing in (with a gate) before we can put water in the pool.

We received a bid from Aerotec Aluminum, Inc. for the railing. Josh made a motion to accept their bid not to exceed \$5,000. Don seconded the motion. The motion passed unanimously.

The Board discussed the need to replace cameras throughout the building.

We received a bid to wrap the pool equipment pack.

The Board submitted a request with the City to put a crosswalk in from the TSR property to the TSR Parking lot. The City denied our request.

ROOF:

The roof was inspected and it was determined that the entire roof needs to be replaced.

QUESTIONS/DISCUSSION FROM THE FLOOR

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

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 12:45.

Fred made a motion to come out of executive session at 1:14. Don seconded the motion. The motion passed unanimously.

ADJOURNMENT:

The Board went back into regular session

Don made a motion to hire Acentria for employee benefits. Fred seconded the motion. The motion passed unanimously.

Fred made a motion to adjourn the meeting at . Don seconded the motion. The motion passed unanimously. The meeting was adjourned at 1:20.