

**TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.**

**BOARD OF DIRECTOR'S MEETING  
SATURDAY, November 2, 2024 at 9:00 AM**

**AGENDA**

- Call to Order
- Approve Minutes – September 14, 2024 BOD meeting (*changes needed*)
- RATIFY
  - 10/25/2024 All phases (pavers) up to \$11,000
  - 10/23/2024 Employee Insurance 3 month
  - 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 \$17k
  - 10/25/24 Approved Weston & Gregory to do our Audit for 2024 \$10900
- Financial Report - Patti Barker
- Manager Report
  - Unit Update

**OLD BUSINESS**

- Pool update - pool slider, cameras,
- Construction update – parking lot, shuffleboard court and divider wall.
  - Top Rail fence (Fence across street and additional repair to Trex fence)

**NEW BUSINESS**

- Approve 2024 Budget
- Reserve study update
- Approve 2024 number of units that TSR will move into foreclosure
- Website backups
- Window replacement US GLASS revised contract \$272,250
- Keystone overseeing Window replacement
- GC Contractors for Milestone repairs \$137,000
- Keystone to oversee GC contractors (milestone repairs)
- Roof bids and discussion
- After Hurricane Milton update
- Hurricane reimbursement grant \$187,000

**EXECUTIVE SESSION**