



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

**BOARD OF DIRECTORS' MEETING**

**January, 2025 Bi-Monthly Meeting**

**Unofficial Minutes Until Adopted At The March, 2025 BoD Meeting**

January 11, 2024

**PRESENT:**

Fred Rispoli	President/Director
John Burny	Vice President/Director (left at 9:50)
Don Gillespie	Treasurer/Director
Mike Corcoran	Secretary/Director
Josh Sendelbach	Director
Justin Spillers	Director (Virtually)
Danielle DeLoach	General Manager
Erika Kirk	Front Desk Manager
Patti Barker	Consultant, Northshore Management Company

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

Lynn Kieper	Bob Rech	Colleen Knupp
Jim Kieper	Mair Rech	Marilyn Sendlebach
Jeanette Kieper	Keith Knupp	Stanley Malott

Attending Virtually:

Bradley Tonges	Shelley Herman	Douglas Sanecki
Daphne Winkler	Melissa Frazier	Jim Kinealy
Linda OMalley	Nancy Ferguson	Debbie Kinealy
Kath Van	Stephanie Hollister	Karah Rudolph

**MINUTES:**

Fred called the meeting to order at 9:03.

Several owners were present (in person) at the meeting. The board and employees introduced themselves as did those present. A number of owners were present via Zoom.



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

**RATIFICATION:**

The following items were Board approved and ratified during this meeting:

- McLean Lighting protection \$12,700
- Phase 2 landscape \$19,829
- Empire flooring 41 bedrooms \$44,000

Fred made a motion to adopt the ratifications. John 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.

**INVESTMENTS:**

Don Gillespi shared information about one of our investments that will mature prior to the next meeting. We will be making a decision about what to do with that investment near the maturity date

**MANAGER'S REPORT:**

Danielle provided her report to the Board.

**Inventory Status:**

TSR Owned: 52 preferred units. We just announced a sale on a 1 bedroom or 2 bedroom prime unit.

10 one-bedroom prime; 3 two-bedroom prime; 2 two-bedroom fixed (week 6 and 7); 2 one-bedroom fixed.

Collections: 160 units are currently in collections.

Foreclosure: We currently have 70 units in foreclosure.

We will be having an auction sometime soon, but have not determined the date yet.

The resort intends to hold 3 auctions this year. The tentative dates are:

April 16, May 14, and June 11



#### **OLD BUSINESS:**

- Pool update – permit, safety inspection. Fred shared the status of the pool construction.
- Construction update – Milestone repairs. Almost all items identified in the milestone report have been taken care of. All owners will receive a copy of the milestone summary report.

#### **NEW BUSINESS:**

- A number of tentative auction dates have been set.
- Maintenance weeks. This is when we close a floor in order to do maintenance on the units on that floor. This includes painting units, pressure washing of balconies, in-room maintenance, etc. This is done during slow periods. We are currently on the fourth floor and working down.
- Flooring 39 rooms – Wadsworth flooring: Two representatives from Wadsworth spoke to the Board regarding the replacement of carpet with laminate flooring in 39 bedrooms where the carpet got wet in the last hurricane.
- Otis & TEI elevator – Contract and governor ropes had to be replaced. We are waiting on parts.
- Landscaping – The Board has approved phase 1 and 2 of the landscaping project. Phase 1 has been completed. Phase 2 will be completed soon. We are waiting on phase 3 and 4 to discuss further.
- Sealing pavers – All Aqua Pools provided a quote to seal the pool deck pavers. Josh has volunteered to work with our in-house staff to do this work in March.
- Window: There was a discussion about
- Roof: The new roof project starts January 27.

#### **QUESTIONS FROM OWNERS ATTENDING VIRTUALLY:**

Owners who were present were given a chance to ask questions. We also shared the following questions from owners who attended virtually at the meeting. These questions submissions have been copied and pasted without changes and/or redactions:

*You will probably cover this but we would like an update on what is still needed to be done before the pool can be filled and the estimated timeframe for completion. Also would like the date of the next auction.*

*Have all inspections been completed related to the reopening of the pool and deck?*

*Are any contractors or subcontractors under performance incentives for work completion dates?*



*Can you confirm that you have been in touch with city or county officials as to why inspections have ( or haven't) been completed.*

*In the worst case scenario when do you expect all facilities to reopen?*

*Swimming Pool and Hot Tub completion to happen when?*

*Do you have a projected date of completion of the pool?*

*Will the stairs be larger than they are, that go to the beach from the patio? We're afraid they will be hazardous being so small.*

*Projected pool completion date.*

*I know the Board and Tropic Shores Staff are frustrated with questions related to how long Pool Area Repairs are taking, but please remember that we are all long distance owners that have no other way to get information. The majority of us come to use the Pool Area facilities and we would like to plan our vacations around the use of these. Please consider being more forthcoming with information and updates. I personally do not use Facebook.*

*why can't we have better communication regarding construction? what is required to limit number of condos purchased by an individual or corporate org?*

*Having multiple reservation methods is an inefficient and unfair process. Please consider one method for reservation such as email.*

*Also, please consider owners with multiple properties being limited to booking no more than 2 two bedrooms any week during high-frequency times. It appears some of the multi-owners book summer weeks for the purpose of renting. Many of us are unable to book during the summer due to people with multiple properties booking several all at once.*

*What is the estimated completion date of the pool deck, including ALL inspections, construction, permit authorization, and other processes?*

*Basically, I would like an estimated completion date when the pool will be ready for public use. If you can't give a specific date, I would like a specific week.*



**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 11:23.

Don made a motion to go back into regular session at 12:10. Fred seconded the motion. The motion passed unanimously.

**ADJOURNMENT:**

Mike made a motion to adjourn the meeting at 12:11. Don seconded the motion. The motion passed unanimously, and the meeting was adjourned.