



TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.

BOARD OF DIRECTORS' MEETING

May, 2025 Bi-Monthly Meeting

Unofficial Minutes Until Adopted At The July, 2025 BOD Meeting

May 17, 2024

PRESENT:	Fred Rispoli	President/Director
	John Burney	Vice President/Director
	Don Gillespie	Treasurer/Director
	Mike Corcoran	Secretary/Director (attending virtually)
	Josh Sendelbach	Director
	Danielle DeLoach	General Manager
	Erica Kirk	Front Desk Manager
	Sara Castillo	Accounts Receivable
	Patti Barker	Consultant, Northshore Management Company

OWNERS:

Donna Burney

MINUTES:

Fred called the meeting to order at 9:03.

Fred made a motion to accept the March 22, 2025 meeting minutes without corrections. Don seconded the motion. The motion passed unanimously.

RATIFICATION:

Fred made a motion to ratify the purchase of pool pumps at a cost of \$4,603.70 John seconded the motion. The motion passed unanimously.

Fred made a motion to ratify the purchase of 3-point panic bar doors from US Glass for the lower level at a cost of \$7,200. Don seconded the motion. The motion passed unanimously.

FINANCIALS:

Patti Barker presented the financials. A discussion was had about areas where the resort is running over or under budget; however, overall, the resort's financials are in line with what has been budgeted.

**MANAGER'S REPORT:**

Danielle provided her report to the Board.

Unit/inhouse maintenance update

May: 70 units were turned over to collections.

Inventory Status:

TSR Owned: 52 preferred, 7 Prime, and 3 fixed units.

Collections: 233 units are currently in collections.

Foreclosure: We currently have 60 accounts in foreclosure.

We will be having an auction on May 21. We have another auction on June 18. Details are on the website.

OLD BUSINESS:

- Pool and gate update: The pool had stains at the bottom that were the result of the pool sitting for quite some time without the pumps working. Last week, All Aqua Pools sent a diver out to scrub the surface with a pumice process. While this improved the look of the surface, it was not up to the standards we expected. As such, the pool has to be drained so an acid wash can be applied. The pool will then be refilled. According to All Aqua, this will take 3 - 6 days.
- The gate has been ordered. The steps for the gate have been installed.

NEW BUSINESS:

- The Otis elevator service contract will be terminated effective 9-1-2025. The Board received two bids from Alternate Elevator and Orlando Elevator. The Board is investigating these options.
- Vann Data set up new computers. The computers were purchased by the resort and Vann Data set them up. This represented a significant savings to the resort.
- The June auction date has changed to June 18.
- The roof has been completed.
- Pavers have been sealed
- The windows on the first level and pool level have been completed.
- The elevator ropes have been replaced and passed inspection.
- The generator has been tested and passed inspection.
- Our resort manager recently attended a highly informative conference related to resorts. The Board feels that it is important to stay informed on the latest trends, State statutes, etc. as related to this industry.
- New shades have been installed in the Social Room.
- The resort is changing over to Keurig-type coffee makers. Each room will have two regular coffee pods and one decaf pod. Extras can be purchased at the front desk. These coffee makers have



the ability to use pods or they can use regular brewed coffee. Owners can request a standard coffee maker if desired.

- The resort has an owners' rate for those who book within two weeks of a stay when rooms are available. This rate has not changed for more than 15 years. Fred made a motion to increase the owner's rate by \$10 per night. A one-bedroom unit will now be \$65 off-season and \$85 in-season. A two-bedroom will be \$85 off-season and \$105 in-season. These rates are per night plus tax and surcharges. This will take effect starting May 31, 2025. Don seconded the motion. The motion passed unanimously.

EXECUTIVE SESSION:

Fred made a motion to move into executive session to discuss personnel matters. John seconded the motion. The motion passed unanimously and the Board moved into executive session at 11:31. The vote was unanimously passed and the Board went into executive session.

REGULAR SESSION:

Don made a motion to go back into regular session at 12:29. Josh seconded the motion. The motion passed unanimously.

ADJOURNMENT:

Fred made a motion to adjourn. John seconded the motion. The motion passed unanimously and the Board adjourned the meeting at 12:30.