



TROPIC SHORES CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.
BOARD OF DIRECTORS' MEETING
July, 2025 Bi-Monthly Meeting

July 12, 2024

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

OWNERS:

Attending Virtually:
Marlita Fullerton

MINUTES:

Fred called the meeting to order at 9:04. John seconded the motion. Fred spoke to the owners attending the meeting and explained that there will be time toward the end of the meeting for those in attendance to ask questions of the Board. Each Board member introduced themselves and then those in attendance did the same.

Fred made a motion to accept the May 17, 2025 meeting minutes without corrections. Don seconded the motion. The motion passed unanimously.

FINANCIALS:

Patti Barker was present; however, due to a recent injury, she was not able to present her usual report.

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: 61 TSR owned units:

- 2 two-bedroom Prime
- 3 two-bedroom preferred
- 2 fixed units
- 14 one-bedroom prime
- 40 1-bedroom prime

Collections: 223 units are currently in collections, 4 in bankruptcy.

Foreclosure: We currently have 60 accounts in foreclosure.

In the fall, maintenance weeks will begin again.

OLD BUSINESS:

- Lots of updates throughout the resort as noted in previous meetings.
- Elevator Contracts: The current company servicing our elevators has been terrible. We currently have bids from 4 other companies, which the Board reviewed.

NEW BUSINESS:

- Stairwell doors: We need to replace 11 doors. Because of the salt water environment, the metal on the doors has been eaten away. The doors have to meet specific fire-rated conditions.
- Flooring in 39 units: There are 39 units that still need flooring replaced or repaired..
- The Board opened the meeting to the owners present so they could ask questions or express concerns for the Board to address.

One owner brought up that kids are in the hottub. There is an age restriction for hot tub use; however, kids can be in the hot tub under "parental supervision." Ultimately, this comes down to what parents will or will not allow.

An owner complained about people smoking on the property. Smoking is not permitted on the property, and if caught, these owners will be fined; however, if we are not able to observe them in the act, we can't do anything about it. If an owner brought us a photo of an owner smoking, we could do something about it. We are suggesting that fellow owners help us put an end to smoking on the property.



An owner asked whether or not owners had to pay for amenities if you are booking the unit under the owner's rate rather than a regular rate. Yes, there is. Currently, it is \$50 for the week, but an owner mentioned that she has come for a single day. The Board is going to look into how to make changes to our policy to address cases when owners are not staying for the entire week.

Board discussion about daily use of the common areas: This is a topic that has generated a great deal of discussion among Board members and owners.

Issue Summary: During the busiest months, typically June- August, the resort is fully booked. When owners who live locally make use of the day-use option, this increases the number of people at the resort. If, for example, 10 day-use owners come and bring 5 guests each, this is an additional 60 people at the resort. With people who are staying at the resort and the day-use people, we exceed the legal capacity of the pool and hottub. Additionally, this increases the number of parking spaces, towels, umbrellas, etc. required each day.

Fred shared with those present all of the suggestions from owners already presented to the Board. He then opened the floor for further questions/suggestions on this matter. A great number of comments, questions, and suggestions were made. The Board will take all of these into consideration before any decision is made.

The day-use option was a selling feature when the resort was originally built, and when the number of units sold was far less than the number owned today. The reality is that we simply can't continue to accept the number of day-use owners and guests as is, so the Board is discussing how to address this in the fairest manner possible for all owners.

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 11:01. 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 11:40. Josh seconded the motion. The motion passed unanimously.

After receiving input from our owners and a great deal of discussion amongst the Board members, the Board decided that it wanted to take more time to collect data regarding the impact of day-use at the resort. The Board will collect data from now through the next Board meeting in September. On July 3, it was announced that day-use would be suspended until the Board had a chance to discuss this matter



and establish a policy. This restriction is being terminated immediately in lue of any motion put forth by the Board.

Don made a motion to restrict day-use during specific holidays, special events, and fixed weeks. Josh seconded the motion. The motion passed unanimously.

Note: The restricted dates mentioned above will be posted on the Owners' calendar, which can be found on the Owners' page on the website. Day-use will include access to the building, pool area, and amenities, but **may not include a parking permit**. Availability of parking for day-use will be determined by the occupancy of the resort on the given day. Any owner wishing to visit the resort via day-use must check in, identify all guests, and receive wristbands for all who are in the party except for those under the age of 12 since they are not permitted to be left unattended on the property. A failure to follow this policy will result in the removal of the owner/s and all members of his/her party.

Fred asked the Board what they thought about allowing check-in on days other than Saturday. After a great deal of discussion, it was determined that this is not a realistic option for a variety of reasons.

The Board reviewed a number of new legislative requirements implemented by the State. These requirements take effect August 1, 2025.

The Board went through the owner's comments/suggestions submitted and the Board discussed the input provided.

ADJOURNMENT:

Fred made a motion to adjourn. John seconded the motion. The motion passed unanimously and the Board adjourned the meeting at 1:17.