

SOUTHPOINT OF DAYTONA
2022 ANNUAL MEETING
Southpoint of Daytona Condominium Association INC.
December 3, 2022

- I. Call for Final Balloting of Election of Directors**
Close Balloting
- II. Appointment of Inspectors of Election**
There was no need for inspectors of elections as there were two openings and two candidates.
- III. Election of Directors**
Candidates for Directors are Judith Voiers and Alan Powell.
- IV. Certifying Quorum**
Karen Stewart verified that we did have a quorum present, by proxy and by ZOOM.
- V. Call to Order**
The meeting was called to order at 916 a.m due to difficulty connecting all owners to ZOOM.
- VI. Roll Call**
President Phil Danley, VP Linda Collette, Secretary/Treasurer Judith Voiers, TJW Morris Goodwin, Roger Koop, Karen Stewart, and Glynis Chism were present.
- VII. Proof of Notice of Meeting**
Roger Koop verified that the Proof of Notice had been met.
- VIII. Reading and disposal of unapproved Minutes**
Linda moved and Phil seconded to accept the minutes of the 2021 Annual Meeting as published. Motion passed.
- IX. Reports of Officers**
Judy reported that Board minutes were being posted to the Owners' page of our web site. The treasurer's report will be part of the Budget Meeting.
- X. Reports of Committees**
There were no reports from committees.
- XI. Unfinished Business**
 - A. Owners are reminded that any outside contractors working on their units must have them sign in with the office. There can be NO work done in units (except by owners themselves) on Sunday. This is a town ordinance.
 - B. Anything inside your unit plus your AC unit on the roof is the owner's responsibility. Also, with the recent hurricanes affecting our area, you are responsible for checking your own unit. If you are in the Southpoint Rental program, our staff will check for you and notify you of any problems.
 - C. Ponce Inlet requires annual Rental Permits. We are asking owners when you receive your permit, please send a copy to the Southpoint office so that we can have them on file when the inspectors arrive.
- XII. New Business**
As Phil is leaving the board, he wanted to give an update on the current condition of the building; what projects are underway or are scheduled; and what he foresees as imminent issues to be addressed.

- A. We lost the north end of the roof in Hurricane Ian. He had a temporary roof installed. That lasted until Hurricane Nicole. The company came out again and secured the roof again at no additional charge from Ian.
- B. We have signed a contract with United Engineering to develop bid packages for the roof replacement. Phil estimates the replacement cost will be between \$600,000-700,000. We do not know what insurance will cover until we submit the bids. Our deductible is about \$260,000. We have already spent \$70,000.
- C. The ceiling in the garage will need to be repaired. United Engineering will prepare a price for repair.
- D. All owners are asked to make sure their units are maintained to avoid common leakage. That means we should check our toilet lines, water lines under sinks, water lines in laundry room, hot water heater, and AC units including the brackets holding the units.
- E. The AC lines from the roof to individual units are 38 years old and need to be replaced. They were installed to handle Freon, but the new gases require larger lines. Some owners have already had their individual lines replaced when they had new AC units installed, but some cannot be because of blockage. All lines are in chases by stack of units from roof down.
- F. We met with 4 different contractors for replacing the stairs. We signed a contract with Good Guys to rebuild the main stairs to the beach and the stairs on the north end walkway. They will also repair the damage to the south end wall. We will not be rebuilding the stairs on the south end. Permits have to be acquired before building can begin. Phil is expecting the main stairs to be completed by the end of January. The north end stairs will be built first as that is a smaller project and can be completed quicker. Phil removed the shower tower after Ian so it can be reinstalled. Insurance will not cover any of these projects as they are not attached to the building.
- G. Fill dirt is being used in the depressions behind the seawall.
- H. The sliders are 20 years old. They continue to be the primary source of water intrusion in over 1/3 of our units. The problem is they actually affect more than that because they typically affect the units below. The extent of their corrosion was discovered during our last restoration when we replaced our windows. Parts are no longer available for these doors and repair is temporary at best. We spent over \$17,000.00 in just drywall repair from water intrusion from Ian and these issues will continue until the sliders are replaced. (Please take time to look at the photos in the book in the office to view the extent of the corrosion.) Phil received a proposal for replacement several months ago. It was \$704,000.00.
- I. Our seawall was the hero of this year's hurricanes. It held up beautifully with some minor repairs needed. There is one spot with rust and it will need to have stucco applied and then repainted.
- J. The entire building will have to be repainted due to the "sand blasting" of both hurricanes.
- K. The fuel oil tank for the generator will have to be sanded and repainted for inspection.
- L. The west elevator is still not working. We are waiting on parts.
- M. The French drain in the parking lot needs to be cleaned and/or redone. In heavy rains, our lot gets flooded.
- N. The storage units are a mess. Paint and/or other flammables should NOT be stored there. Each unit is allotted two feet of floor space. If you have a bike, it should be hung from the ceiling above your allotted space. Please be considerate of your neighbors in your use of this area.

XIII. Adjournment

The meeting was adjourned at 10:48 am.

Respectfully Submitted By,

Judith Voiers, Secretary