

SOUTHPOINT OF DAYTONA CONDOMINIUM ASSOCIATION, INC.
MINUTES OF MEETING TO CONSIDER A SPECIAL ASSESSMENT
MARCH 31, 2023

- 1. Establish of Quorum/Roll Call**
In attendance were: Judith Voiers, President; Linda Collette, Vice President; Alan Powell, Secretary/Treasurer; Roger Koop and Karen Steward, TJW, and several unit owners on site and on Zoom.
- 2. Call to Order: The meeting was called to order by President at 10:00 am.**
- 3. Approval of minutes of last meeting. Alan moved to accept the minutes from the January 7, 2023, meeting. Linda seconded the motion. Motion passed.**
- 4. Approve special assessment for roof replacement**
Alan moved and Linda seconded to approve a special assessment of \$7,000 per unit for the roof replacement due to damage from the two hurricanes in the Fall of 2022. Discussion followed. Roger answered questions concerning the parameters and responsibilities of the general contractor in regards to the bidding process and project management, the extent of the contracted project, the specifications and warranty of new roof, and the projected timeline of work. He also addressed questions in regards to the completion of the two sets of beachside stairs, upcoming work on the seawall, the plan for the garage ceiling, the payment from the insurance company, the contract with a public adjuster, and the future project of replacing the sliding glass doors. Roger will put all of this information in a mailing to all owners.

A question was raised if we could use some of our Operating Capital to defray a portion of the assessment for the roof replacement. The question was deferred to Karen Stewart who explained as of the end of February we had approximately \$168,000 in this account. Karen confirmed we could use some of this to offset the assessment to owners. Therefore, Alan moved to amend his motion to make the assessment \$6,000 per unit. Linda seconded. There was a general consensus that a reduced amount would be welcome. The amendment was passed.

The amended motion to assess each unit \$6,000.00 for the roof replacement passed. The first installment of \$3,000 will be April 30, 2023, and the second installment will be June 30, 2023.

- 5. The meeting was adjourned at 11:20.**

Respectfully submitted by,

Alan Powell, Secretary