

THE TOWNHOMES AT THE OCEANS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, September 10, 2025 – 10:00AM

TOUT MANAGEMENT OFFICE – 1326 S RIDGEWOOD AVENUE, SUITE 14, DAYTONA BEACH, FL 32114

DETERMINATION OF QUORUM:

Doug Gondera	President	Present
Mike Kies	Vice President	Present
Judi Weimer	Treasurer	Present
4 Owners present		

CALL TO ORDER: The Board of Directors meeting was called to order at 10:00am by D. Gondera, President.

NOTE: Announcement by T. Edwards that meeting is being recorded.

MINUTES: Motion made by D. Gondera, seconded by J. Weimer, to waive the reading and approve minutes from 6/12/2025; motion carried.

FINANCIALS

- FINANCIAL REPORTS & ACCOUNT BALANCES: Management provided and reviewed the following reports as of 8/31/25; balance sheet reflecting an operating balance of \$342,9621.02 and a reserve balance of \$504,964.89; P&L Budget Performance; and customer balance summary.
- DELINQUENCY REPORT: Management provided and reviewed the delinquency reports for both regular dues & special assessments, reflecting a total of three owners 90+ days delinquent on regular dues.

MANAGEMENT REPORT/VIOLATIONS REPORT

- ARC REQUESTS, IF ANY: None.
- MANAGEMENT REPORT: Written report provided reflecting all pending/completed tasks since 6/2025.
- VIOLATIONS REPORT: Most recent written violations report provided.
- UPDATES ON PENDING LEGAL MATTERS, IF ANY: Weymans Lawsuit continues; trial set for 2026.
- UPDATE ON PROOF OF INSURANCE FROM OWNERS: Management provided updated report reflecting who has provided insurance documentation. Those who have not provided a copy of their policies have been sent to the attorney for enforcement.

UNFINISHED BUSINESS

- COMMUNITY SIGN – COMPLETED SUCCESSFULLY
 - o SPECIAL ASSESSMENT COMPLETED SUCCESSFULLY
- GENERAL PROPERTY MAINTENANCE
 - o FENCE ON SEA OATS: Completed successfully

- LANDSCAPING:
 - SHARED DRIVEWAY, OTHER: Shared driveways & all other areas have been completed. The only remaining item for the year is tree trimming.
- EXTERIOR PAINTING:
 - First priority is to complete the necessary work for all gable vents, as it needs to be completed prior to painting or pressure washing the exteriors. Management to obtain proposals.
- PRESSURE WASHING: Completed successfully
- OTHER: Proposal provided from Cunningham Lawn & Landscaping for removal of six trees, including stump grinding, for a total of \$3,502.50. Pricing is still needed to replace some of the trees being removed. Motion made by M. Kies, seconded by J. Weimer, to approve up to \$5,000.00 for the proposal from Cunningham and the remainder for replacement trees, contingent on receiving multiple proposals before proceeding; motion carried.
- CHIMNEY REPAIRS: Completed successfully. The cap at 2940 OT also fell off recently, and it was reported as completed by Collis, management to reconfirm.
- PARKING ENFORCEMENT & NEW ID REQUEST:
 - Management provided sample form for review. Minor adjustments to be made, as registration is not necessary.
 - The board would like to have the launch of this in October/November to ensure there are many owners present as possible.
- BOARD PROCEDURES
 - DOCUMENT REQUESTS & RETENTION: The attorney is working on drafting procedures for the board to adopt.
 - OPEN FORUM: The attorney is working on drafting procedures for the board to adopt.

NEW BUSINESS

- BOARD PROCEDURES
 - SHORT TERM RENTALS: The new attorney reviewed the amendment and the board feels it does not meet the goals the board intended for originally, due to 720.306(1)(h), Florida Statutes, states that amendments pertaining to rental restrictions, enacted after 7/1/21, only apply to owners who purchase after the amendment takes effect, or vote on the amendment. The board is still working to understand what happened and what the options are going forward.
 - KAUFFMAN LANGUAGE: The new attorney reviewed the amendment and the board feels it does not meet the goals the board intended for originally, as it may be limiting what was originally intended for when the governing documents were written.
- 2026 PROPOSED BUDGET WORKSHEET: A copy of the 2026 proposed budget worksheet was presented and reviewed, reflecting no increase in dues. Proposed budget will be mailed to all owners ahead of budget adoption.

- TOUT MANAGEMENT CONTRACT RENEWAL: Proposal provided for renewal of management contract with Tout Management LLC. For two years at a rate of \$1,550.00 per month. Motion made by D. Gondera, seconded by J. Weimer; motion carried.

OPEN FORUM

- T. Edwards made comments regarding her repaired gable vent, roof project, and allegations of lack of proper management/board actions on various matters over the last five years.

ADJOURNMENT: Motion made by D. Gondera, seconded by J. Weimer, to adjourn the meeting at 10:43AM; motion carried.

NEXT MEETING – December 11, 2025 – Annual Membership Meeting, 2026 Budget Adoption, and Organizational Board of Directors Meeting.

DRAFT