

Intercoastal Condominium Association

Board Meeting Notes

Date: May 4, 2026

Time: 5:01 PM

1. Call to Order

- Meeting called to order by Chad Holland at 5:01 PM.

2. Roll Call / Quorum

- Present: Chad Holland, Josh Oster, Kathryn Oertel Peters, Peggy Gustin.
- Susan Ables (Management) present.
- Quorum confirmed.

3. Pest Control / Termite Discussion

- Ryan Scott from Orkin presented termite protection and pest control options for the Association.
- Board discussed available treatment plans, coverage, and associated costs.
- Additional pricing information will be provided for consideration.

4. Owner Information Update

- Board discussed the need to update owner contact information, emergency contacts, and rental information.
- Agreed to distribute an updated owner information form electronically to improve recordkeeping and communication.

5. Approval of Previous Minutes

- April 2026 meeting minutes reviewed.
- Motion to approve carried.
- Approved minutes will be posted on the Association website.

6. Financial Update

- March financial statements were reviewed.
- Insurance and utility expenses contributed to higher monthly costs.
- Delinquent accounts continue to impact the Association's financial position.
- April financial reports were not yet available at the time of the meeting.

7. Delinquencies and Collections

- Board reviewed the status of several delinquent accounts and ongoing collection efforts.
- Foreclosure proceedings and collection updates were discussed.
- The Board emphasized the importance of continuing efforts to recover outstanding balances.

8. Legal and Governing Documents Review

- Board discussed meeting with Association legal counsel to review collection procedures and enforcement options.
- Potential updates to governing documents were also discussed.
- Management will coordinate a meeting with counsel.

9. Community and Maintenance Discussion

- General community concerns and maintenance matters were discussed.
- Board reviewed compliance-related issues and potential methods to improve enforcement and protect Association property.

10. Action Items Summary

- Obtain additional pest control and termite service information.
- Distribute updated owner information forms.
- Post approved meeting minutes to the website.
- Continue collection and foreclosure efforts on delinquent accounts.
- Schedule a meeting with Association counsel.

11. Adjournment

- Motion to adjourn approved.
- Meeting adjourned at approximately 6:00 PM.