

Intercoastal Condominium Association

Board Meeting Notes

Date: June 1, 2026

Time: 5:00 PM

1. Call to Order

- Meeting called to order by Chad Holland at 5:00 PM.
- Meeting held via Zoom.

2. Roll Call / Quorum

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

3. Approval of Previous Minutes

- May meeting minutes were not yet finalized.
- Management to distribute draft minutes for Board review and approval.

4. Termite and Pest Control Discussion

- Board continued discussion regarding termite activity reported by several unit owners.
- Orkin proposal was reviewed, and Board members generally supported moving forward with treatment.
- Additional discussion was held regarding treatment options, costs, and potential coverage for subterranean termites.
- Board agreed to continue evaluating options and obtain any additional information needed before final approval.

5. Financial Update

- Financial reports were reviewed.
- Operating account balance and reserve balances were discussed.
- Board noted concerns regarding limited operating funds and the impact of ongoing delinquencies.
- Continued monitoring of cash flow was recommended.

6. Delinquencies and Collections

- Board reviewed delinquent accounts and collection activity.
- Updates were provided on Units 103, 104, 201, and 210.
- Ongoing foreclosure and collection efforts were discussed with both current and new legal counsel.
- Board discussed the importance of ensuring notices are sent to correct owner addresses and maintaining communication with owners seeking to resolve balances.

7. Legal and Governing Documents Review

- Board discussed conversations with Association attorneys regarding delinquency enforcement and collection procedures.
- Potential amendments to governing documents were discussed to improve enforcement capabilities and address community concerns.
- Legal counsel will continue to provide guidance on possible updates.

8. Community Discussion

- Board discussed owner communication, rental activity, and property maintenance concerns.
- Additional discussion focused on protecting Association property and maintaining compliance with community standards.

9. Action Items Summary

- Continue evaluating termite treatment proposals and coverage options.
- Follow up on reported termite activity in affected units.
- Continue collection and foreclosure efforts on delinquent accounts.
- Verify owner mailing addresses and communication records.
- Work with legal counsel on enforcement procedures and potential document amendments.

10. Adjournment

- Motion to adjourn approved.
- Meeting adjourned at approximately 6:06 PM.