

BEACHCOMBER INN
MINUTES OF THE
BOARD OF DIRECTORS' MEETING
BUDGET MEETING – REC ROOM BEACHCOMBER INN
October 26, 2025
10:00 A.M.

Present at the Meeting:

Phil Lee, President
Susan Linder, Vice President
Erika Conley, Treasurer
Paul Gardanier, Member at Large
Mike Scully, Secretary

Also, Present:

Robert Townsend, General Manager

CALL TO ORDER

The meeting of the Board of Directors of the Beachcomber Inn was called to order by Phil Lee, president, at 10:03 a.m. on October 26, 2025. Phil noted that the Board members in attendance constituted a quorum pursuant to the Bylaws. Phil then turned to the order of business for the meeting.

TREASURER'S REPORT

Erika Conley, reported to the Board the balances in the following accounts as of October 26, 2025:

BMO Income:	\$ 5,933.93
Income:	\$54,647.46
Operating Checking:	\$34,201.80
Reserve Checking:	\$ 10.04
Reserve Savings:	\$85,802.60
Taxes/Insurance Savings:	\$32,753.80

A motion to approve the treasurer's report was made by Mike Scully and seconded by Susan Linder. All were in favor. None opposed.

APPROVAL OF THE JUNE 18, 2025 BOARD MEETING MINUTES

A motion was made by Erika Conley to approve the June 18, 2025 board meeting minutes. Seconded by Paul Gardanier. All were in favor. None opposed.

APPROVAL OF THE CPA – PORTER AUDIT FOR FISCAL YEAR 2024

A motion was made by Susan Linder to approve the audit report for 2024. Seconded by Erika Conley. All in favor. None opposed.

APPROVAL OF THE OPERATING BUDGET FOR 2026

Robert informed us that our insurance, utilities, and taxes have all increased.

A motion was made by Susan Linder to approve the operating budget for 2026. Seconded by Erika Conley. All in favor. None opposed.

APPROVAL OF THE RESERVE BUDGET FOR 2026

A motion was made by Paul Gardanier to approve the reserve report for 2026. Seconded by Mike Scully. All in favor. None opposed.

APPROVAL OF THE RESORT FEES FOR 2026

Operating Fees	\$1,180.00
Property Taxes	\$60.00
Reserve Account	<u>\$160.00</u>
Total	\$1,400.00

A motion was made by Susan Linder to approve the resort fees for 2026. Seconded by Paul Gardanier. All in favor. None opposed.

APPOINT THE NOMINATING COMMITTEE FOR 2026 ELECTIONS

A motion to approve the nominating committee to consist of Randy Hess, Bruce Grego and Susan Linder was made by Paul Gardanier to approve the election committee. Seconded by Mike Scully. All in favor. None opposed.

APPROVAL TO ACCEPT THE 2026 RULES AND REGULATIONS

No changes were made.

A motion to approve the rules and regulations was made by Phil Lee and seconded by Susan Linder. All were in favor. None opposed.

NEXT BOARD MEETING

The next board meeting will be on January 14, 2026 at 6:00 p.m.

QUESTIONS FROM THE ASSOCIATION MEMBERS

Three members attended the meeting in person and 2 members joined the meeting via zoom.

There were lots of great questions. Robert offers to answer any further questions. Please give him a call or stop in the office when you are there.

MEETING ADJOURNMENT

A motion to adjourn the meeting made by Mike Scully and seconded by Erika. All were in favor. None opposed.

There being no further business to come before the board, the meeting was adjourned at 11:03 a.m.

Mike Scully
Secretary