



*Towers Ten Condominium
3425 South Atlantic Ave
Daytona Beach Shores, FL 32118
386-304-3456
towersstencondo@gmail.com*

December 2025 Newsletter

Hello All,

As we come into this holiday season and the end of 2025...whew that flew by quickly! I want to say thank you for the opportunity to be the manager at Towers Ten Condominium. Towers Ten Condominium is such a beautiful building and has the most fun owners on the beach. We have had many fun parties and made wonderful memories this year!

I would also like to take a moment to thank the board members that have volunteered their time and talent to the association through 2025. I think sometimes we as owners and employees forget that the board members give their time and talent to the association or in the State of Florida's eyes "corporation"

called Towers Ten Condominium. I know the Board and myself personally see it as home.

The Board spends numerous hours of their time working on projects, proposals, financials, and researching and learning items such as new Florida statues (trust me when I say there are a lot of changes), insurance, and reserves. The Board does not get any compensation for their time, these individuals do this because they want what is best for their neighbors and friends as well as this beautiful building we all love.

Last but not least thank you to the staff of Towers Ten Condominium for keeping the building in tip top shape. The staff has so many talents. I can't tell you how many projects were completed "in house" so to speak this year. It helps tremendously in what we are able to get accomplished.

I hope that the remainder of 2025 is absolutely amazing for you, your family and friends!!! I hope



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2026 brings us all so much love, laughter and many special memories.

Happy holidays my friends,

Michelle Smith

Season's Greetings from the Board of Directors A Look Back at the Accomplishments in 2025

The Board hopes that you and your family have a wonderful holiday season. As we gather to celebrate the holiday season and reflect on 2025, it is with great pride and gratitude that we highlight the achievements of our Board of Directors. With over 40-plus years serving Towers Ten, the Board members worked well together this year to proactively maintain our building and support the association. Our accomplishments include:

- In the late winter, all Board members along with Michelle Smith attended a required Board member training provided by The Florida CAM Schools where we learned the roles and responsibilities of Board members in Florida.
- Teri Rogowski, Jim Draheim, and Michelle Smith attended the Florida CAM School's 2-day CAM training session during August where we learned of the legal updates for condominium associations in Florida.
- The Board with Teri Rogowski and Joe McCauley's leadership completely revised Towers Ten's website to make it more user-friendly for homeowners, potential homeowners, realtors, and others. Upon accessing the new website, you will encounter a highly professional platform that offers extensive information and resources along with beautiful pictures of our building and common areas.



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- **Because of Mike Mitrione's ideas, the City of Daytona Beach Shores has scheduled a January condominium leadership conference for building managers and board members. This conference will be a great opportunity to connect with other board members and managers to share ideas on common issues that face all condominiums in Daytona Beach Shores.**
- **Our treasurer, Verne Bryers, is constantly searching for the best interest rates for our reserve accounts. In addition, Verne always monitors bank fees and other fees to secure the best 'deals' to save us money and to make us money. Verne also took the lead in renegotiating the Spectrum contract on the recent upgrade which enhanced internet speed and lowered future costs for homeowners.**
- **We are proud of our beautiful backyard as it was reopened in the early winter after Hurricane Milton damage in 2024.**
- **Board members have spent considerable time and effort addressing the required backyard 'turtle' modifications as imposed by the Florida Wildlife Commission.**
- **The building's concrete restoration work was completed during the winter and stayed within budget.**
- **Board members frequently attend the Coffee with the Daytona Beach Shores' Mayor, Nancy Miller, to articulate Towers Ten's concerns and to gather information on issues that impact our building and homeowners.**
- **One of the Board's most notable accomplishments has been the effective stewardship of our finances. This year homeowners were saved thousands of dollars as we 'shopped' for parts, used our talented maintenance staff for repairs, and preserved relationships with our vendors.**
- **We are especially pleased that we were able to reduce the quarterly fees by 4.75% for the year 2026. This is the first time in Towers Ten's history that fees have been lowered.**

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- While the quarterly fees are decreasing by 4.75% in 2026, the Board recognizes the necessity of funding repairs in our aging building. As such, the 2026 fees provide the largest amount ever funded into the Building Reserves (\$285,000). The Board remains committed to proactively addressing maintenance needs.
- The Board reviewed multiple vendor bids before negotiating and signing with Polar Bear for the HVAC roof repairs and Dovie Windows for the slider replacement. Both projects are a result of damage caused by hurricanes and are expected to be completed next year.
- Board members worked closely with our insurance agent balancing risks versus costs which resulted in a reduction in our insurance costs during this renewal period.
- Board members and Michelle receive compliments from homeowners, visitors, and real estate agents regarding how beautiful Towers Ten is and how well maintained the building is.
- We would be remiss not to mention the hard work of our manager, Michelle Smith, whose vision and guidance help to make Towers Ten one of the most beautiful and best maintained buildings on the beach.

The Board of Directors

Jim Draheim, President

Mike Mitrione, 1st Vice President

Teri Rogowski, 2nd Vice President

Joe McCauley, Secretary

Verne Bryers, Treasurer



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Social Events

The Friendsgiving and Christmas Party were a great success!! We had over 50 people at each event. It was wonderful to see friends coming together and really enjoying each other's company. As we come into the New Year we are hoping to have some more fun events. A couple Bingo nights have been discussed, a 70's Party and also our Valentine's Day Party is always a fun one to attend as well.

Watch for emails and the Facebook page for these upcoming events.

Helpful Hints

As we welcome back our snowbirds and guests, let's remember some helpful housekeeping rules here at beautiful Towers Ten:

- All cars must have displayed parking passes. Not having a parking pass displayed may end up with a car being towed away.
- All guests must sign in and complete the "Welcome to Towers Ten" form located at the management office.
- Please make sure the office has an email with the names of the guests in your unit and dates that the guests are staying.
- All rentals must be for 14 days or longer, no exceptions.
- Cover ups/shirts and shoes are required in the building at all times.
- Chairs at the pool must be covered with a towel and all umbrellas must be put down when you leave the pool deck.
- Please be mindful and remove all sand from beach buggies and yourselves before entering the building or using gym equipment.
- For security reasons please do not let anyone in the building you do not know.



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- Make sure all guests have an up-to-date copy of the rules and regulations of Towers Ten Condominium.