



Board of Directors Meeting
January 25, 2014

1. Calling the Meeting to Order

There being a quorum of the board present the meeting was called to order by Roger Vinci at 10:03 AM.

Board Members Present: Roger Vinci, President; Larry Eriksson, Vice President; Kenneth Rhodes, Secretary; Robert Glassmyer, Treasurer; Jim Lacovara, Director; Dale Fage, Director.

Owners Present: Diane & Jackie Freeman, Linda Gardiner, Kate Vinci, Julie Fage, Diane Lee, Tom & Marge Ward, Mike & Pam Tannehill, Russ Towner, Bob Dugan, Barry & Karen Siegel, Warren & Lou Mann, Marlene Herr, Molly Beauregard, Carol McIntosh, George & Sherryle Lawlor

2. Proof of Notice

The manager, Tyler Brown, stated that notice of the meeting had been posted in accordance with condominium law and board instruction.

3. Reading of Minutes of Previous Board Meeting

Minutes from the December 7, 2013, organization board meeting and the December 7, 2013, emergency board meeting were approved as written. The annual owner's meeting minutes were reviewed and no changes were requested. These minutes will be submitted for approval at the next membership meeting.

4. Treasurer's Report

A treasurer's report was given by Robert Glassmyer consisting of account balance as of December 31, 2013. During this report it was discussed that the budget was kept very tight for this year and that we were trying to rebuild and fund the reserve. He requested that all show financial restraint separating wants from needs in determining how to spend association funds. The treasurer's report will be made part of the record.

5. Manager's Report

A manager's report was given to the board for review with accompanying documentation. This report will be made part of the record.

6. Committee Reports

Maintenance Committee: A report was given by Dale Fage concerning various areas around the association. Emphasis was placed on repair and replacement of any issue that might pose a health or safety issue to residents or guests. All members agreed that issue concerning safety must be taken care of in a timely manner. A copy of the maintenance update supplied will be made part of the record.

Rental Committee: An update was given by Larry Eriksson. An open house had been held on January 18th. There were numerous people in attendance at the open house and we have received several prospects from the open house. It was requested that the rental committee have at least one meeting a year to discuss rental issues.

Grounds Committee: An update was given by James Lacovara. It was reported that our landscape contract with Valley Crest had been terminated effective January 31, 2014. A contract from Coastal

Landscapes of Volusia, LLC was presented for consideration. After discussion a motion was made by Jim Lacovara, seconded by Larry Eriksson, and approved unanimously to approve the contract with Coastal Landscapes of Volusia pursuant to the receiving of any missing insurance paperwork.

Technology/Security Committee: An update was given by Kenneth Rhodes. He reminded people that the Errol wi-fi network is for general web browsing and not heavy bandwidth demand internet activities such as video streaming or gaming. An update was further given concerning the Bright House Digital adaptor installation and the Medico lock installation. It was also reported that the association had entered into negotiations with a cell phone company to utilize our roof space. We are currently looking into competitive bids through the use of a consultant. Updates will be given as negotiations progress. A copy of this update will be made part of the record of the meeting.

7. Unfinished Business

Update on security locks: ABC Locks is progressing with the installation of the Medico locking system. We believe that this installation will be completed by late February if no delays are experienced.

Staircase Rust: Tyler Brown reported that rust on staircases has been identified by the manufacturer as only surface rust from debris tracked on by foot traffic. Periodic maintenance will take care of it.

8. New Business

Change of Lawn Service: This item was previously discussed and approved during the Grounds Committee update and discussion.

Elevators: A discussion was held concerning the elevators and the need to look into further maintenance and repair to reduce downtime and the need for maintenance calls. It was asked that the manager work with our elevator company to develop a plan for refurbishment of the elevators.

9. Announcements and Reminders

There were no additional announcements or reminders.

There being no further business or announcements the meeting was adjourned at 11:38 AM.

Respectfully Submitted,

Tyler Brown

Tyler Brown, CFCAM, CMCA, AMS
Manager, Errol by the Sea Condominium Association, Inc.

And



Kenneth Rhodes,
Secretary, Errol by the Sea Condominium Association, Inc.