



Rental Committee Meeting
April 19, 2014

1. Call to order

The meeting was called to order by Howard Hitzel.

2. Proof of Notice

Notice for this meeting was given through the posting of agendas in the pre-designated locations around the Errol campus and through written notification to all owners that the Agenda had been posted on the owner's section of the Errol by the Sea website.

3. Manager's Report

This report included office recommendations and a breakdown of winter/spring 2014 and summer 2014 rental numbers. A copy of this report will be made part of the record of the meeting.

4. Unfinished Business

There was no unfinished business to address.

5. New Business

a. Office Recommendations

Using the manager's report as a guide, various items were discussed. After discussion the rental committee agreed to recommend the following changes to the board of directors for consideration:

- i. An increase in the damage deposit from \$300.00 to \$500.00.
- ii. That we enter into contract negotiations with All Hands Cleaning looking specifically at the extra laundry charge, specifications on cleanings for regular, monthly, and multi-monthly cleanings. During this discussion it was also recommended that the monthly cleaning fee be raised to somewhere between the regular cleaning and deep cleaning fee. These fees will be negotiated with All Hands and then brought before the Board for adoption.
- iii. During the discussion it was requested that a number of items be worked into the rental agreement. These items included the lock out fee, ventilation standards, and turtle violation guidelines.
- iv. Collection of the first month or week worth of rent from tenants 60 days prior to arrival with a progressive refund policy with the details of this policy being worked out prior to board adoption.

b. One Bedroom Rental Options

A discussion was held concerning getting more 1 bedroom rentals for the summer period. None of the discussed ideas were accepted for recommendation to the board. All agreed that we need to think of ideas for

generating more rentals for the one bedroom units in the summer

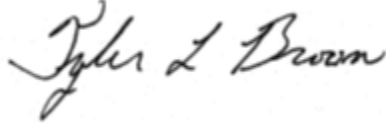
c. Rental Increase 2015/2016

A discussion was held concerning rental rates. The manager was asked to research other rates along the beach to determine if an increase is justified. Of particular interest was a 5% increase in the two bedroom monthly rentals.

6. Adjournment

There being no further business or announcements the meeting was adjourned at 12:05 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Tyler L. Brown".

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