



Board of Directors Meeting
May 24, 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 10:00AM.

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

Owners Present: Julie Fage, Molly Beauregard, Kate Vinci, Marge & Tom Ward, Wayne & Diane Westfall, Diane Eriksson, Lou & Warren Mann, Barry & Karen Siegel, Sue Serio.

2. Proof of Notice

The manager, Tyler Brown, stated that notice had been provided to all owners in accordance with statute, documentary language, and board direction. Notice was provided to all owners at their mailing address or via email depending on their stated preference. An affidavit of mailing will be made part of the record of the meeting.

3. Reading of Minutes of Previous Board Meeting

Minutes from the May 3, 2014, Board Meeting were presented for consideration. A motion was made by Robert Glassmyer, seconded by Dale Fage, and approved unanimously to accept the minutes as presented.

4. Treasurer's Report

An abbreviated Treasurer's report was given stating the total association and rental funds. This item had previously been covered at the May 3rd Board meeting.

5. New Business

a. Special Assessment

The following motion was made by Robert Glassmyer:

I would like to make a motion to levy a special assessment for the purpose of North elevator and other poignant repairs. This special assessment will be in the amount of one additional regular maintenance assessment for each unit and will be due and payable July 1, 2014. Those not having paid by July 20th will be considered late on this assessment and will be charged a \$25.00 late fee in accordance with Errol by the Sea policies.

This motion was seconded by Kenneth Rhodes. After a lengthy discussion this motion was rescinded by Robert Glassmyer.

The following motion was subsequently made by Robert Glassmyer:

I would like to make a motion to levy a special assessment for the purpose of North elevator and other poignant repairs. This special assessment will be in the amount of one additional regular maintenance assessment for each unit and will be due and payable September 1, 2014. Those not having paid by September 30th will be considered late on this assessment and will be charged a \$25.00 late fee in accordance with Errol by the Sea policies.

This motion was seconded by Kenneth Rhodes. After discussion the motion was approved unanimously.

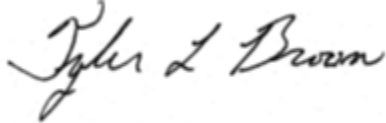
b. Elevator Repairs

After discussion and by unanimous consent of the board, it was decided to conduct the recommended repairs on the North elevator and the installation of the recommended parts (detector edges and soft starts) on the South and West Elevators with ThyssenKrupp as the contractor of choice.

6. Adjournment

There being no further business to come before the board the meeting was adjourned at 10:50AM.

Respectfully Submitted,



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

And



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