



Board of Directors Meeting
October 11, 2014

1. Calling the Meeting to Order

There being a quorum of the board present the meeting was called to order by Roger Vinci, Chairman, at 10:00AM.

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

Owners Present: Gary Loomis, Linda & Bill Gardiner, Lyle Glassmyer, Diane Eriksson, Julie Fage, Carol M^cIntosh, Stephen Tyler, Tom & Margie Ward, Bob Dugan, Gary Patterson, Warren & Lou Mann, Sue Serio, Marcia Brucato

During this time, Roger Vinci emphasized that as owners and board members in a condominium association, it is our duty to put aside personal preferences in order to achieve the goal of what is best for the majority. He asked that all board members and owners keep this goal and objective in mind when considering decisions on all issues. He further emphasized that this is often difficult but our responsibility.

2. Proof of Notice

The manager, Tyler Brown, stated that notice had been provided in accordance with statute and board instruction. An affidavit signed by Mr. Brown will be made part of the record of the meeting.

3. Reading of Minutes of Previous Board Meeting

After review a motion was made by Dale Fage, seconded by Jim Lacovara, and approved 6-0 to accept the May 24, 2014 minutes as written.

4. Treasurer's Report

A treasurer's report was given by Robert Glassmyer consisting of bank balances as of September 30, 2014. The usage and condition of the reserve account was also discussed with it being emphasized that the reserve is thought of as a "rainy day" fund. A copy of this report will be made part of the record.

5. Manager's Report

A manager's report was given by Tyler Brown. A copy of this report will be made part of the record of the meeting. Various issues from the report were discussed including rental, grounds, and maintenance updates. It was pointed out that there are a number of upcoming projects for which preparations and initial planning needs to begin. These include concrete and painting, pools, and the North ocean deck.

6. Proposed Budget Adoption

After discussion and approval of items 6a and 6b below, a motion was made by Robert Glassmyer and seconded by Kenneth Rhodes to approve and adopt the 2015 Budget as proposed. After discussion concerning various line items the motion was approved 6-0.

a. Bright House Networks Expansion

A motion was made by Dale Fage and seconded by Kenneth Rhodes to approve the proposed Bright House expansion. After discussion this motion was approved 6-0.

b. 2014 Financial Accounting

A motion was made by Robert Glassmyer and seconded by Larry Eriksson to recommend and put to a membership vote the reduction of the financial accounting requirement for the 2014 fiscal year from an audit to a compilation. After discussion the motion was approved 6-0. This vote will be conducted in conjunction with the Election/Annual Meeting.

7. Committee Reports

a. Rental Committee

An update from the most recent rental committee meeting was given covering the BHN recommendation and a rental rate discussion.

b. Technology Committee

These items had been handled during the manager's report and the BHN expansion discussion.

c. Security Committee

An update was given concerning the installation of the Pool, Laundry, and Bike room locks. It was also reported that a gate had been installed on the beach access stairs.

d. Grounds Committee

It was reported that there had been some updated landscaping installed in various areas around the property. New Kelvin temperature light bulbs have been installed around the exterior walks and LED lights have been installed in the pools. During the discussion it was agreed that the property is looking better. Work will continue to update and improve the appearance of the property.

e. Maintenance Committee

A number of items were discussed including future maintenance planning, ongoing routine maintenance, and the need from some more extensive repairs.

i. Ocean Deck

It was reported that the North ocean deck is experiencing some issues due to sinking of the pavers and underlying concrete. We are looking into possible solutions for fixing this issue.

ii. Elevators

1. Updates and Renovations

It was reported that solid state starters, electronic detector edges, and car top fans had been installed on the South and West elevators. It was also reported that the repairs to the North elevator were running behind due to supply issues.

Discussion was held concerning issues with the South elevator and the possibility of moving the larger repairs forward for that elevator. This item is to be discussed more thoroughly at the December 6, 2014, board meeting.

8. Unfinished Business

a. Parking Lot Treatment

A discussion was had concerning treatment of the parking lot to include sealcoating or the application of Pavement Dressing Conditioner (PDC). After discussion it was recommended that the company with the PDC be asked to come and treat a sample area so we can evaluate the product for our application.

b. Cellular Antenna

A motion was made by Larry Eriksson and seconded by Jim Lacovara to drop the Verizon Cellular Antenna from consideration. After discussion there was a vote on the motion of 2-4 with Roger Vinci, Kenneth Rhodes, Robert Glassmyer, and Dale Fage voting in opposition. During discussion it was decided that we wanted to reengage Verizon to see if we would continue negotiations to possibly eliminate concerns about health, aesthetics, and the contract. If these items can be achieved, a further membership vote would be considered.

c. Elevators

i. Interiors

A discussion was held concerning the renovations of the interiors of the elevators. All agreed that the cabs needed updating. It was asked that the bids currently available be reevaluated to include the wall that contains the elevator control panel and possibly the back side of the door. These bids are to be brought back to a future meeting for consideration.

9. New Business

Roger Vinci brought up a discussion concerning the retention of new legal counsel, George Pappas. A motion was made by Kenneth Rhodes and seconded by Dale Fage to retain Mr. Pappas as legal counsel after a vetting process to include a check with the Florida Bar. After discussion there was a vote of 6-0 to approve the motion as made.

10. Adjournment

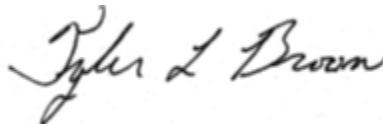
There being no further business to come before the board, the meeting was adjourned at 12:10PM.

Respectfully Submitted,



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

And



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