



Board of Directors Meeting Minutes

December 6, 2014

1. Calling the Meeting to Order

The meeting was called to order by Roger Vinci, President, at 10:31AM.

2. Establish Quorum

There being five board members present in person (Roger Vinci, President; Lars Eriksson, Vice President; Kenneth Rhodes, Secretary; Dale Fage, Director; and Jim Lacovara, Director) and one by phone (Robert Glassmyer, Treasurer) there was a quorum of the board present.

3. Proof of Notice

Tyler Brown, association manager, stated that notice of the meeting had been given.

4. Election of Officers

Discussion was held concerning board officers. President, Vice President, and Secretary positions were unopposed and will remain Roger Vinci, Lars Eriksson, and Kenneth Rhodes respectively. Both Robert Glassmyer and Jim Lacovara requested to be Treasurer. A vote was held to appoint the Treasurer with a tie result. A second vote was held with a tie. After discussion it was decided that Robert Glassmyer would retain his position of Treasurer with this officer position being discussed further at the January 24th Board meeting.

The manager was asked to investigate the possibility of expanding the board of directors to 7 members.

5. Reading of Minutes of Previous Board Meeting

After review a motion was made by Dale Fage, second by Kenneth Rhodes, and approved unanimously to accept the October 11, 2014, board minutes as written.

6. Treasurer's Report

A treasurer's report was given containing the bank balance as of November 30, 2014. A copy has been made part of the record.

7. Manager's Report

A copy of the manager's report will be made part of the record.

8. Committee Reports

a. Rental Committee

Work is ongoing on rental committee recommendations.

b. Technology Committee

The BHN installation is progressing.

c. Security Committee

No report was needed.

d. Grounds Committee

Work is continuing with our landscaping company to improve the appearance of the grounds.

e. Maintenance Committee

A workshop meeting will be held prior to the next scheduled Board Meeting on January 24th for the purposes of discussing needed building maintenance items.

i. Ocean Deck

Work is ongoing to determine if there are issues that need repair.

ii. Elevators

1. Updates and Renovations

The North elevator repairs have been completed. It has been requested that proposals be solicited and that repairs begin on the South Elevator.

9. Unfinished Business

a. Maintenance/Repair Package

The board asked that a workshop be scheduled to discuss these items prior to the January 24th board meeting.

10. New Business

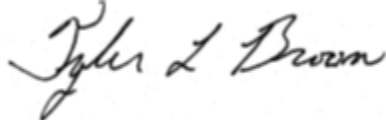
a. Governing Documents

It was explained that throughout the past several months documents were compiled and simplified. These documents had previously been supplied to the board for review. After discussion the board asked that these documents be given to our attorney for review and further formalization.

11. Adjournment

With there being no further business to come before the board, the meeting was adjourned at 11:45AM.

Respectfully Submitted:



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



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