



Board of Directors Meeting Minutes June 13, 2015

1. **Calling the Meeting to Order**

The meeting was called to order by Roger Vinci, Board President, at 10:00AM.

2. **Establish Quorum**

All board members (Roger Vinci, President; Lars Eriksson, Vice President; Kenneth Rhodes, Secretary (Phone); Robert Glassmyer, Treasurer (Phone); Dale Fage, Director; James Lacovara, Director) were present either in person or by phone. A list of Association members present will be made part of the record of the meeting.

3. **Proof of Notice**

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

4. **Reading of Minutes of Previous Board Meeting**

a. **April 11, 2015**

A motion was made by Dale Fage, seconded by James Lacovara, and approved unanimously to approve the minutes with one spelling correction.

5. **Treasurer's Report**

A report was given consisting of the association account balances as of May 31, 2015. A copy of this report will be made part of the record.

6. **Unfinished Business**

a. **Rental Rates.**

A motion was made by Lars Eriksson, seconded by James Lacovara, and approved 5-1 with Roger Vinci voting no, to increase all monthly rental rates 10% effective June 13, 2015.

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and approved unanimously to increase all two bedroom weekly peak rates 5% effective June 13, 2015.

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and approved unanimously to increase all two bedroom peak weekly rates 5% effective May 1, 2016.

A motion was made by Lars Eriksson, seconded by Dale Fage, and approved 5-1 with Lars Eriksson voting no, to raise all one bedroom peak weekly rates 5% effective May 1, 2016.

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and approved 5-1 with Robert Glassmyer voting no, to increase the weekly cleaning fee approximately 15% to the

presented ratios. A breakdown of the cleaning fee will be made a part of the record of the meeting.

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and approved unanimously to raise the management fee from 9.6% to 10%.

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and approved unanimously to increase the monthly cleaning fee \$50.00.

A lengthy discussion was held concerning the number of guests, owners and renters can have on the property. In an effort to assist with the difficulties of heavy property usage, a number of motions were made and discussed:

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and ultimately rescinded to approve a policy requiring any owner or guest planning a party or gathering of over 6 guests in excess of normal unit occupancy apply to the office for excess parking pass permission at least 6 hours before excess is to take place. It is at the discretion of the management to determine limits.

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and ultimately rescinded to approve a policy requiring any owner or quest planning a party or meeting over Memorial Day, the Fourth of July, or other Holiday in excess of normal unit occupancy apply to the office for excess parking pass permission at least 6 hours before the usage is to take place. It is at the discretion of the management to determine limits.

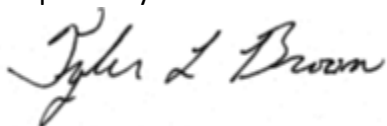
A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and approved unanimously to enact a test policy for July 4, 2015 requiring any owner or guest planning on utilizing more than two parking places to apply to the office for additional parking passes at least 6 hours before the parking demand is to take place. It is at the discretion of the manager to determine limits.

A motion was made by Roger Vinci, seconded by Lars Eriksson, and approved unanimously to require all Errol by the Sea rental pool units to have a 48 hour period of non-occupancy following the required annual deep cleaning for the purposes of the Errol by the Sea office to conduct a general unit inspection.

7. Adjournment

There being no further business to come before the board the meeting was adjourned at 11:58AM.

Respectfully Submitted:



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

A handwritten signature in black ink, appearing to read "Kenneth Rhodes". The signature is written in a cursive style with a large initial 'K'.

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