



Board of Directors Meeting Minutes
Saturday, December 10, 2016

- 1. Call to Order – Board Meeting**

The meeting was called to order at 10:40AM by Kenneth Rhodes, President.
- 2. Establish Quorum**

A quorum of the board was present in person or by phone conference (Kenneth Rhodes, President, In Person; Lars Eriksson, Vice, President, In Person; Dale Fage, Secretary, Phone; James Lacovara, Treasurer, In Person; Jennifer Bennett, Director, In Person; Mark Hilborn, Director, In Person).
- 3. Proof of Notice**

Tyler Brown, association manager, stated that notice had been supplied to all owners.
- 4. Election of Officers**
 - a. A motion was made by Lars Eriksson, seconded by Mark Hilborn, and approved unanimously to appoint Kenneth Rhodes President.
 - b. A motion was made by Kenneth Rhodes, seconded by James Lacovara, and approved unanimously to appoint Lars Eriksson Vice President.
 - c. A motion was made by Kenneth Rhodes, seconded by Dale Fage, and approved unanimously to appoint James Lacovara Treasurer.
 - d. A motion was made by Kenneth Rhodes, seconded by Mark Hilborn, and approved unanimously to appoint Dale Fage Secretary.
- 5. Reading of Minutes of Previous Board Meeting**
 - a. **October 22, 2016**

A motion was made by James Lacovara, seconded by Dale Fage, and approved unanimously to accept the October 22, 2016, board meeting minutes as written.
- 6. Treasurer's Report**

A treasurer's report consisting of the bank balances as of November 30, 2016, was given to the board and those in attendance. A copy of this report will be made part of the record.
- 7. Manager's Report**

A short verbal manager's report was given. A written report will be made part of the record.

 - a. **Committee Updates**

No committee updates were given.
- 8. Unfinished Business**
 - a. **Restoration Project**

A short update concerning the restoration project was given.

 - i. **Change Orders**

A motion was made by Kenneth Rhodes, seconded by James Lacovara, and approved unanimously to adopt Change Orders #6, #7, #8, and #9. Copies of those change orders will be made part of the record of the meeting.

ii. Schedule

An updated schedule was presented. Everything is holding consistent to the original schedule. Phase I walkway deck coatings are proceeding and should be completed prior to winter renter arrival. Demolition work has started on Phase II on the 24, 25, and 26 stacks.

iii. Progress

The project is moving along. There will be a Progress Meeting on Thursday, February 2, 2017, at 10:00AM in the association clubhouse.

9. New Business

a. Smoke Free Campus

A discussion was held concerning making the pool and ocean decks smoke free. There have been several owners that have requested the board look into this as an option on property. The board asked that owners please contact the manager with comments or thoughts about this topic.

b. Rental Pool – Direct Owner Rentals

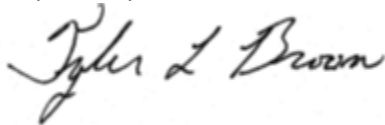
There was a discussion concerning owners that participate in the Errol rental pool renting their units directly without office involvement. This item was ultimately referred to the rental committee. The board did ask that the manager watch for instances of this abuse and report back to the board.

There was also discussion concerning the use of the approved accent color in various locations of the building with specific reference to the unit entry doors. Jennifer Bennett explained that there was an entire plan to utilize the approved elements to complete an updated appearance based on our architectural style being the current trend.

10. Adjournment

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.