



Board of Directors Meeting Minutes  
December 5, 2015

**1. Call to Order**

The meeting was called to order by Lars Eriksson at 10:35.

**2. Establish Quorum**

A quorum of the board (Lars Eriksson, Vice President; Kenneth Rhodes, Secretary; Dale Fage, Director; James Lacovara, Director) was present.

**3. Proof of Notice**

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

**4. Election of Officers**

A motion was made by Lars Eriksson, second by Dale Fage, and approved unanimously to appoint Kenneth Rhodes as President.

A motion was made by Kenneth Rhodes, seconded by Dale Fage, and approved unanimously to appoint Lars Eriksson as Vice President.

A motion was made by Kenneth Rhodes, seconded by Lars Eriksson, and approved unanimously to appoint Dale Fage as Secretary.

A motion was made by Kenneth Rhodes, seconded by Lars Eriksson, and approved unanimously to appoint James Lacovara as Treasurer.

A motion was made by Lars Eriksson, seconded by Kenneth Rhodes, and approved unanimously to appoint a search committee to replace Roger Vinci and Robert Glassmyer as board members upon their resignations. The search committee will consist of James Lacovara, Tim Wagner, and others interested in being on the committee.

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

**a. October 30, 2015**

A motion was made by James Lacovara, seconded by Dale Fage, and approved unanimously to accept the October 30, 2015, board meeting minutes as written.

**6. Committee Reports**

- a. Rental Committee
- b. Technology Committee
- c. Security Committee
- d. Grounds Committee
- e. Maintenance Committee

**7. Unfinished Business**

**a. Ocean Deck**

It was reported that we were still collecting bids for this project.

**b. Restoration Project**

- i. Engineering Report
- ii. Phase II - Bid Process
- iii. Schedule and Timing
- iv. Rental Considerations
- v. Funding Strategies
  - 1. Payments
  - 2. Prepaying

An open discussion was held concerning all above agenda items. The membership in attendance asked numerous questions with information being provided as available. Questions asked concerned rental implications of the project, projected start dates, scope of the project, bidding, and the general process of conducting the collection of bids and the construction process.

A motion was made by Lars Eriksson, seconded by Dale Fage, and ultimately rescinded to establish an account for those owners that would like to prepay some portion of the projected assessment amount in 2015 for tax purposes.

**8. New Business**

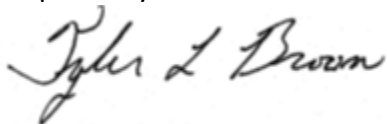
There was no new business to come before the board.

Kenneth Rhodes announced that he had established an email address for owners to contact if they needed to contact him. That email address is [EBSPresident@gmail.com](mailto:EBSPresident@gmail.com).

**9. Adjournment**

There being no further business to come before the board the meeting was adjourned at 12:02PM.

Respectfully Submitted:



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