



Board of Directors Meeting Minutes
January 9, 2016

1. Call to Order

The meeting was called to order by Kenneth Rhodes at 10:00AM.

2. Establish Quorum

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

3. Proof of Notice

Tyler Brown, manager, stated that notice of the meeting had been given in accordance with board direction.

4. Appointment of Board Members

A motion was made by James Lacovara, seconded by Lars Eriksson, and approved unanimously to appoint Robert Dugan and Jennifer Bennett to the board of directors.

5. Reading of Minutes of Annual Meeting

a. December 5, 2015

A motion was made by Dale Fage, seconded by James Lacovara, and approved unanimously to accept the draft annual meeting minutes as written. These minutes will be put before the membership for final approval at the next membership meeting.

6. Reading of Minutes of Previous Board Meeting

a. December 5, 2015

A motion was made by Dale Fage, seconded by James Lacovara, and approved unanimously to accept the December 5, 2015, board meeting minutes as written.

7. Treasurer's Report

A Treasurer's report was given consisting of bank balances as of December 31, 2015. Discussion was also held concerning the reserve expenditures incurred during the 2015 calendar year. A copy of this report will be made part of the record of the meeting.

a. Bank Signatories

A motion was made by Lars Eriksson, seconded by Dale Fage, and approved unanimously to remove Roger Vinci and Robert Glassmyer as signers on all association controlled accounts.

A motion was made by Lars Eriksson, seconded by Dale Fage and approved unanimously to place Dale Fage, Lars Eriksson, James Lacovara, and Kenneth Rhodes as signers on all association accounts. The manager, Tyler Brown was to be added as a signer on accounts at SunTrust and Regions.

8. Manager's and Committee Reports

a. Rental Committee

No Update.

b. Technology Committee

Mark Hilborn has volunteered to serve on the Technology Committee.

c. Security Committee

d. Grounds Committee

Jennifer Bennett and Gary Loomis have been added to the Grounds committee.

e. Maintenance Committee

The maintenance discussion was held in conjunction with the unfinished business categories.

9. Unfinished Business

a. Ocean Deck

We are still awaiting 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

An extensive discussion was held concerning the implications of the project. The conversation centered around the process that had been implemented up to this point, the process moving forward, the contractors being considered, implications of conducting the project, and financial concerns.

A letter from Mac and Desi Dunn was read to those in attendance. A copy of this letter will be made part of the record of the meeting.

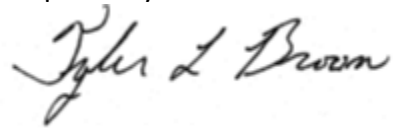
10. New Business

It was reported that the office will be conducting a trial of closing daily from 2:00PM to 4:00PM. While the office will be closed staff will still be working in the office. This is being done in an effort to allow staff to complete work without interruptions.

11. Adjournment

There being no further business to come before the board the meeting was adjourned at 12:00, Noon.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Tyler L. Brown". The signature is written in black ink and is positioned below the text "Respectfully Submitted:".

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