



Board of Directors Meeting  
March 26, 2016

1. **Closed Meeting – 9:00AM**
  - a. **Personnel Discussion**
    - i. **Manager Contract**

This meeting was held in closed session prior to the regular board meeting with separate minutes prepared.

2. **Call to Order**

The meeting was called to order by Lars Eriksson, association Vice President, who will also act as the meeting Chair as Kenneth Rhodes, Association President was in attendance by speakerphone.

3. **Establish Quorum**

A quorum of the board (Kenneth Rhodes, President (Present via Speakerphone); Lars Eriksson, Vice President; Dale Fage, Secretary; James Lacovara, Treasurer; Robert Dugan, Director; and Jennifer Bennett, Director), present in person or by speakerphone, was in attendance.

4. **Proof of Notice**

Proper notice of the meeting was given with affidavit being made part of the record stating that written notice had been provided to all owners in accordance with Florida Statute.

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

- a. **February 27, 2016**

A motion was made by Kenneth Rhodes, seconded by Robert Dugan, and approved unanimously to accept the February 27, 2016, board meeting minutes as submitted.

6. **Treasurer's Report**

A Treasurer's report consisting of bank balances as of February 29, 2016, was given. A copy of that report will be made part of the record of the meeting.

7. **Unfinished Business**

- a. **Restoration Project**

An update was given concerning the progress on the restoration project.

- i. **Project Scope Elements**

**1. Rail Design**

A motion was made by Lars Eriksson, seconded by Dale Fage, and ultimately rescinded to put to membership vote an all or nothing decorative rail installation to include all exterior walkways and balconies.

A motion was made by Larry Eriksson, seconded by Jennifer Bennett, and approved 6-0 to recommend to the membership the installation of the angular geo decorative railing on the exterior (parking lot side) of the building.

After discussion it was decided to also place before the membership the installation of the same decorative railing insert on all unit balcony rails.

Sample rail sections are available for viewing in the clubhouse. A rendering showing the rail sections is also available on the owners section of the website.

**2. Paint Color**

A motion was made by Dale Fage, seconded by Lars Eriksson, and approved unanimously to recommend to the membership the paint colors chosen by the committee for approval. The recommended colors are Sherwin Williams colors Urban Putty (SW7532) and Outerbanks (SW7534). Further renderings from Sherwin Williams will be included in the information made available before the membership vote.

**3. Garbage Enclosures**

It was decided to put the installation of the garbage enclosures before the membership for approval.

**4. Front Entrance**

It was recommended by the board to proceed with the membership vote on the front entrance renovation. A rendering is available in the clubhouse and on the owners section of the website.

**8. New Business**

**a. Assessment Adoption**

A motion was made by Kenneth Rhodes, seconded by Dale Fage, and approved unanimously to adopt the assessment as proposed. The assessment will be for a total of \$3,950,000 allocated based upon the documentary ownership percentages. The assessment may be paid in one lump sum on July 1, 2016, or by three equal installments on July 1, 2016, February 1, 2017, and August 1, 2017. Each unit's lump sum and installment payments figures will be made part of the record of this meeting.

**b. Restoration Contract**

It was reported that we are still working on finalizing the restorations contract. The board requested that the language for the payment and performance bond prior to finalization.

**i. Window Replacement**

A motion was made by Kenneth Rhodes, seconded by Dale Fage, and ultimately rescinded to require owners to replace their windows and/or doors or sign a waiver accepting liability for any damages caused by those windows and doors if the engineer and contractor determined that there was a deficiency in them.

A motion was made by Kenneth Rhodes, second by Dale Fage, and approved unanimously to require any owner whose windows have been determined by the engineer and contractor to be deficient or to pose a risk to the integrity of the building be replaced during the course of the restoration project.

**c. Dryer Venting**

A discussion was held concerning the need for the association and owners to begin thinking about a way to vent individual unit dryers properly. Currently, owners installing or replacing their washers and dryers that are not oceanfront units must use ventless dryers.

**d. Manager Contract**

A motion was made by Dale Fage, seconded by Robert Dugan, and approved unanimously to accept and approve the amended contract approved by the board at the closed meeting held previous to the regular board meeting.

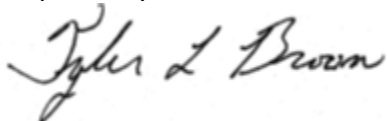
**e. Association Secretary**

A motion was made by Kenneth Rhodes, seconded by James Lacovara, and approved unanimously to appoint Jennifer Bennett association secretary upon the upcoming departure of Dale Fage to Afghanistan.

**9. Adjournment**

With no further business to come before the board, the meeting was adjourned at 11:50AM.

Respectfully Submitted:



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