



Special Membership Meeting Minutes

May 7, 2016

1. Call to Order

The meeting was called to order by Lars Eriksson at 10:00AM.

2. Calling of Roll

There were 119 units represented either in person or by proxy. A record of attendance will be made part of the record.

3. Proof of Notice

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

4. Reading/Approval of any Previous Minutes

a. December 5, 2015

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

5. Tabulation of Votes

a. Material Alteration Items

i. Paint Color

Vote totals were 102 to 17.

ii. Decorative Railing Inserts

1. Walkway/Parking Lot Decorative Rail Inserts

Vote totals were 89-30.

2. Balcony/Courtyard Decorative Rail Inserts

Vote totals were 61-58

iii. Front Entrance

Vote totals were 100-19.

iv. Garbage Bin Enclosures

Vote totals were 95-24.

It was reported that the paint color and front entrance had passed with over 75% of the membership voting in favor of the change. The decorative rails on

both the walkways and balconies and the garbage enclosures failed to achieve the vote totals needed for approval.

6. Unfinished Business

There was no unfinished business to come before the membership.

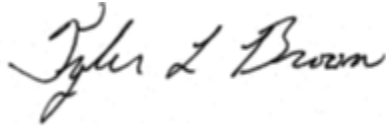
7. New Business and General Membership Discussion

There was no new business to come before the members.

8. Adjournment

The meeting was adjourned at 10:46AM.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Tyler L. Brown".

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

Dale Fage, Secretary
Errol by the Sea Condominium Association, Inc.