



Special Board Meeting Minutes

Date: September 12, 2020

Time: 10:00 am via Zoom

The Meeting was called to order at 10:04 am by President/Secretary Cheryl Fazio.

Proof of Notice was established with notices being emailed to all owners on 9/8/2020 and posted to on-site bulletin boards and the Owner Corner of the Errol website.

A quorum was established with all Board members present.

Twenty owners attended.

There was a recorded request to speak on each agenda item from Lou and Warren Mann.

Lou was called to speak on the first agenda item as requested, and Warren followed. Both parties were heard prior to further discussion on Board business per agenda.

1. Mark Hilborn made a motion to move to engage with Sentry Property Management upon the terms set forth in the contact negotiated in good faith between Sentry Management and the Errol Board of Directors. Deborah Fourness seconded the motion. Motion carried.

Discussion ensued among Board members on the risk/benefit and value of engaging a professional management company vs recruiting a CAM.

Cheryl Fazio called for official roll call vote to approve, per motion.

Cheryl Fazio – yes
Ken Rhodes – abstain
Mark Hilborn – yes
Deborah Fourness – yes
Jim Lacovara – yes
Larry Eriksson, - yes, with reservation

Motion carried for implementation date of October 1, 2020.

2. Mark Hilborn made a motion to cease operations of an in-house rental program by the Association and work with agents selected by owners to assure a smooth transition. Deborah Fourness seconded the motion. Motion carried.



Discussion ensued among Board members on the value of moving the rental program out from under the Association.

Cheryl Fazio called for official roll call vote to cease the in-house rental program by the Association and work with agents selected by owners to assure a smooth transition for all, per motion.

Cheryl Fazio – yes
Ken Rhodes – abstain
Mark Hilborn – yes
Deborah Fourness – yes
Jim Lacovara – yes
Larry Eriksson – yes

Motion carried.

Cheryl reported that there would be a full Board meeting in October, which would include updates on the following:

- New Spectrum Contract Logistics
- Roofing Project
- Pool & Deck Security
- 2019 Financials and Tax Filing

Cheryl thanked the Board for all of the work done in due diligence and fiduciary duty to the Association with these significant changes, and recognized that change is not easy but often necessary. The Board remains committed to work on behalf of the Association.

Next meeting date was established for October 17, 2020 at 10:00 AM via Zoom.

With there being no further business, the meeting was adjourned at 10:49 am.

Cheryl Fazio

Cheryl Fazio, President/Secretary