

Proposed Changes Distributed With 9/12/2020 Agenda and Board Meeting Notice

This week, September 12, 2020, at a duly authorized and noticed meeting, the Board intends to propose and address an initiative to outsource the management of Errol by the Sea to Sentry Management. During the past 3 months extensive research has been conducted on this subject and all Board members have had the opportunity to individually review and weigh-in on the proposal. While this may appear to be a rushed process, this idea began several years ago, and thoughtful analysis has occurred with careful consideration by each board member. Issues and rational about the proposal will be reviewed in the meeting.

The rental operation system run by Errol was also evaluated in-depth, in conjunction with the concept of outsourcing the management of the association. For a variety of reasons, including human and financial resource allocation and the dilemma of operating a 'for profit' entity under our 'not-for-profit' designation, a proposal has been made for Errol to discontinue the current system of acting as rental agent for owners. The implication of this proposed change, among others, is that owners who wish to rent would be free to individually choose whomever they want to act as their rental agent. Under its corporate umbrella, Sentry has a division that specializes in renting vacation properties like Errol with an operational base just 2 miles away. On September 2nd, owners who rent through the Errol program were given the opportunity to hear a presentation by the manager of the Sentry rental program and ask questions about their operation. Other similar rental companies can be afforded the same opportunity.

Florida statute requires that final board decisions and/or ratification of interim Board conclusions be made in duly noticed meetings. While informal conclusions may have been reached by individual Board members regarding the attractiveness of the above described proposals, no official/formal motion to approve and vote has been called. No agreements have been made prior to the vote for a contractual agreement. If contract is approved by vote, an effective date will then be determined at signing. According to our Documents the Board is given specific permission to approve the above proposals without owner approval. This official procedure is scheduled for the upcoming, September 12th meeting. Because of the CDC recommendations for social distancing as has been the case since April, this meeting will be held in a Zoom format, with no owners in physical attendance. Any owner wishing to speak on a board meeting agenda item can do so and will be recognized for up to 3 minutes by registering their desire to speak with responding to the email notification on receipt of this Agenda and Notice. Specific guidelines for speaking are detailed in the attached agenda.

On behalf of the Board, Cheryl Fazio President/Secretary