



A not-for-profit corporation

Board Meeting Minutes

October 17, 2020

Location: Errol by the Sea Clubhouse
4501 So. Atlantic Ave.
New Smyrna Beach, Fla. 32169

Date: October 17, 2020

Time: 10:00 AM

The Meeting was called to order at 10:01 am.

Thirteen owners were present via Zoom, no owners requested to speak to any of the agenda items.

A quorum was established with all Board members present. Cheryl Fazio, Ken Rhodes, Jim Lacovara and Larry Eriksson in person, Mark Hilborn and Deborah Fourness via Zoom.

Manager Kerri Gallagher confirmed proof of Notice.

Board Meeting Minutes for June 13, 2020, July 17, and September 12, 2020 were approved with motion to approve by Jim Lacovara, seconded by Larry Eriksson, motion carried unanimously.

Manager Kerri Gallagher presented the Manager's Report – see attached

President/Secretary Cheryl Fazio gave the President's Report on the Roof Project – see attached

Treasurer Deborah Fourness gave the Treasurer's Report – see attached

Director Jim Lacovara gave the Maintenance/Grounds Report which included:

- New lighting for the sidewalk on the north side of the building, which was at the request of owners who walk their dogs after dark.
- We continue to repair areas of damage from our last storm.
- Continuation of work to secure the requested dumpsters, including evaluation of a new vendor.
- We have addressed some sinking pavers along the drain system near the seawall. Because the issue has not been resolved with the addition of recommended fillers, we requested and have received a Field Report from Daniel Troian, DCT Construction which is being reviewed and considered.
- The concrete restoration project with R&J Coatings is now complete. We have requested annual evaluations going forward, to keep up with expected and ongoing restoration needs of a 46-year-old building(s).



Deborah Fourness asked for a motion to move to adopt an Architectural Review Committee (ARC) to develop and oversee procedures, protocols, and architectural guidelines for the current and future processes of owner renovations, to ensure the liability of such renovations is mitigated through proper vetting of contractors and plans with regard to regulation and common elements.

It was recommended that Jim Lacovara be the Board representative on the committee. Jim agreed to do so.

Deborah asked that any owner who may be an architect consider joining the committee.

Jim made a motion to adopt an ARC to do the work described above, Larry seconded the motion. Motion carried unanimously.

With there being no further business, the meeting was adjourned at 11:12 am.

A handwritten signature in cursive script that reads "Cheryl Fazio".

Cheryl Fazio, President/Secretary