



Manager's Report

October 14, 2020

Completed for the October 17, 2020 Board Meeting

1) Sentry Transition

We began our Association management contract with Sentry Management on October 1, 2020. The complete transition can take between 60-90 days. The majority of the changes that are happening is behind the scenes and will not affect the owners. The biggest change will be the way that Maintenance Fees will be handled. Sentry will be sending information to all owners on how they will be able to make these payments.

2) Rentals

Errol by the Sea's Rental Program has officially ended as of October 15th. The last owner rental checks have been mailed. The transition for the owners who have chosen to go with Ocean Properties' rental program is complete. We are still in the process of doing the transition for the owners who have chosen to go with Sentry's rental program and will have it complete by the end of the month.

3) Changes in the Office

Michael is now working the majority of the time on rentals. He is taking charge of the transition with Tara Galloway for the move to Sentry's rental program. Michael will be staffing the office on Saturday's to help with any issues/questions for both the rental and Association sides.

I am now focusing on the Association side. I will be in the office Monday – Friday at least through the transition phase.

Our email addresses have changed. We will no longer be using the accounting@errolbythesea.com email address. Michael can be reached at rentals@errolbythesea.com and I can be reached at manager@errolbythesea.com.

4) Preparing for the Annual Member's Meeting

Our Annual Member's Meeting will be on December 5th, 2020. The first notice has been sent out, along with a Notice of Intent for those who would like to be included in the upcoming election. The deadline to submit your name is October 26th. I have started going through owner files and will be contacting those who need voting certificates on file. The next notice and the election packets will go out before November 21st.

Respectfully Submitted,

Kerri Gallagher, CAM