



President's Report 2020

The year 2020 was full of challenges and unexpected events. The Board has strived to communicate information and updates expeditiously and transparently to owners throughout the year.

The main events and accomplishments of this year in summary includes:

- ✚ A Covid-19 Pandemic and all of the required changes associated, including the initiation of a Covid-19 Committee to advise the Board of site-specific recommendations and protocols for the safety of all owners and guests, and to compliment CDC and Volusia Co. Guidelines and directives.
- ✚ The successful application and receipt of a \$46,200 Payroll Protection Plan Loan that is forgivable, since we met all requirements by keeping all our staff working during the pandemic while submitting all required documentation.
- ✚ The sale of 114 and associated new revenue.
- ✚ Reorganization of the Board due to a resignation for relocation.
- ✚ Board meeting minutes posted to owner's portal within 48 hours of the meetings.
- ✚ Reinstalling beach stairs – twice.
- ✚ Office, maintenance shop, and clubhouse roof completion.
- ✚ Resurfacing of shuffleboard courts.
- ✚ The evaluation and finalization of the bids resulting in a contract for the roof project to begin in January 2021 with no anticipated special assessment.
- ✚ An R&J Coatings concrete restoration project on the buildings, and a scheduled and funded annual evaluation to next include walkways as well as any new areas of concern.
- ✚ The forensic analysis and resolution of discrepancies of finances, as the result of our 2018-2019 books not being in auditable form for accounting and tax purposes.
- ✚ The transition from a full-time CAM in the office to the engagement of a professional property management company, (Sentry) at a lesser cost to the Association, while keeping all of our own staff on site, now with the option of health and life insurance, and 401K.
- ✚ The transition from an in-house rental program to owner selected outside professional rental management companies.

- ✚ Initiation of an Architectural Review Committee for all unit renovations.
- ✚ Review and revision of our Policies and Procedures in keeping with industry standards, best practices, and Florida Statutes. (Will be distributed to all owners in Q1 2021).
- ✚ Savings of approximately \$60,000 from negotiations of new and enhanced contracts. (Spectrum and Waste Management).
- ✚ Contracted with Solid Foundations for mitigation and repair on seawall, after due diligence in evaluation.

It has been my pleasure to serve the Staff and Owners of the Association of Errol by the Sea in 2020.

I am thankful for the Board members that I have served with who individually, and collectively, cultivated an environment of excellence in the oversight of the business of the Association through collegiality.

I am also thankful for the owners who have supported the work of the Board and volunteered their expertise in decision making and problem solving throughout the year.

Sincerely,

Cheryl