



Approved Board Meeting Minutes

November 13, 2021

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

Date: November 13, 2021

Time: 10:00 AM

The Meeting was called to order at 10:05 am.

Five owners were present via Zoom.

John Fosgate, of FBC Mortgage Co., was the guest speaker. He went over information regarding qualifying for a mortgage in a condo-tel.

A quorum was established with the following Board members present: Cheryl Fazio, Jim Lacovara, Mark Hilborn, Debbie Gunter, and Chuck Wason.

Manager Kerri Gallagher confirmed proof of Notice.

Meeting Minutes for September 11, 2021, were approved with motion to approve by Mark Hilborn, seconded by Jim Lacovara, motion carried unanimously.

President Cheryl Fazio gave the President's Report – see attached

Vice President/Treasurer Jim Lacovara gave the Treasurer's Report – see attached

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

Committee Reports –

- Maintenance/Grounds Committee – Jim Lacovara gave the report this committee:
 - o Several oleanders have been replaced.
 - o Identifying landscape lighting that needs to be updated.
 - o The staff has a prioritized action item list now and more staff inspections/walk arounds happening.
 - o The beach access stairs are getting repaired.
- Rental Committee – Darren Campbell gave was absent, so Howard Hitzel was called upon as a member of the rental committee. He said there was no meetings or conversations to report on.
- Compliance Committee – Mark Hilborn gave the report for this committee:



A not-for-profit corporation

- David Hancock is no longer a resident, so a new member will need to be found to join the committee. Volunteers are requested to reach out the Kerri if they are interested.

Approval of 2022 Budget – Budget has been approved unanimously by all present Board Members.

Old Business –

- None

New Business –

- Mandatory homeowner's insurance – Deferred until the next Board Meeting
- Renewal of Sentry Management Contract 2022 – Cheryl motioned for a vote to ratify the new contract for 2022. Jim seconded, and the vote was approved unanimously. The directors not present are also aware of the contract and gave their consensus.

With there being no further business, then meeting was adjourned at 10:51 am.

Debbie Gunter

Debbie Gunter, Secretary