



A not-for-profit corporation

Approved Board Meeting Minutes

September 11, 2021

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

Date: September 11, 2021

Time: 10:00 AM

A moment of silence was given for the victims of 9/11.

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

Thirteen owners were present via Zoom.

A quorum was established with all Board members present, except for Deborah Fourness.

Manager Kerri Gallagher confirmed proof of Notice.

Meeting Minutes for June 19, 2021, were approved with motion to approve by Jim Lacovara, seconded by Mark Hilborn, motion carried unanimously.

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

President Cheryl Fazio gave the Treasurer's Report for Deborah Fourness – see attached

Lou Mann requested to speak to the Manager Report agenda item. She asked a question concerning the security cameras and who had access them.

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

Committee Reports –

- Howard Hitzel requested to speak on to the Rental Committee agenda item. He spoke about the difficulties that the 30-day rental ordinance is causing for the owners that rent. He explained that code enforcement only cares if complaints are made, so he asked owners to not make complaints.

Rental Committee – Darren Campbell gave the report for the Rental Committee.

- o The Rental Committee has had no meeting. Darren expressed that the Board must follow the Florida Statutes and any laws in place. He explained that the Board is not policing the rentals, but they cannot tell owners not to make complaints either.
- Maintenance/Grounds Committee – Jim Lacovara gave the report this committee:



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- Last month, Jim, Nick, R&J Coatings, and the engineer, Chuck Hays did a property walkthrough to look at any current issues with the building. Mr. Hays will be providing a report on the list and R&J Coatings will begin in January.
 - Grounds have been good, except several oleanders have died. A bid of \$3,250 has been received for the replacements.
- Compliance Committee – Mark Hilborn gave the report for this committee:
- The first meeting for this committee will happen during September.
 - No issues have been brought to the committee yet. Mark explained that the majority of issues that happen are by owners and their guests and compliance is needed to eliminate to stop these problems.

Old Business –

- Completion of the roof project – Robert Binns Roofing should be completed and off property by September 14th.

New Business –

- Mandatory homeowner's insurance – Deferred until the November Board Meeting
- After this meeting, a closed session will begin to appoint Chuck Wason as a new Director to the Board of Directors to replace Deborah Fourness and appoint who will take the Treasurer position.

With there being no further business, then meeting was adjourned at 10:41 am.

Debbie Gunter

Debbie Gunter, Secretary