



President's Report 2021

The year 2021 was again full of challenges and changes. The Board has strived to provide updates expeditiously and transparently throughout the year.

I want to thank the owners who acknowledged the work of the Board and appreciation for timely and factual communication.

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

- ✚ A Covid-19 Pandemic has continued in 2021, and the Board and staff continued to follow CDC Guidelines to mitigate risk.
- ✚ Notification of total forgiveness of the 2020 \$46,200 Payroll Protection Plan Loan. The loan was forgiven since all requirements were met and paperwork filed timely.
- ✚ The roof project was completed on budget.
- ✚ New sod was installed where needed.
- ✚ Security cameras were installed.
- ✚ Reorganization of the Board due to a resignation.
- ✚ Board meeting minutes posted to the Owner's Corner as prompt as possible.
- ✚ An R&J Coatings concrete restoration project on the buildings was completed and is again scheduled to begin again in January 2021 to assure that the building's infrastructure remains sound.
- ✚ 2018, 2019 and 2020 books have now reconciled by Sentry and are in auditable form for accounting and tax purposes.
- ✚ Successful negotiation of a renewed Sentry Property Management Contract to include the following changes.
 - Full-time on-site property manager (Kerri) who is still a Sentry employee working exclusively for Errol by the Sea.
 - Bringing our Maintenance Staff back under Errol, which supports a 10% cost savings since not all available benefits were used by staff.
- ✚ Initiation and appointment of a Compliance Committee of owners as described in our Documents.

- ✚ Review and revision of our Ownership Policies that were distributed to all owners in 2021 and are found on the Owner's Corner of our website.
- ✚ Successful seawall enforcement and erosion mitigation with Solid Foundations. Per warranty, any pockets found have been again foam filled and enforced to prevent further erosion. We have used the warranty twice in 2021 and have not found any other areas since.

It has again been my pleasure to serve the Staff and Owners of the Association of Errol by the Sea in 2021.

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 diverse knowledge, mutual respect, and collegiality.

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

And finally, I am thankful for the working relationship that exists between the Board and our Staff, to meet and often exceed the expectations of our owners and Errol Community as a whole.

Respectfully,

Cheryl