



President's Report: September 11, 2021

- ✦ As communicated in previous updates, the roof project has run far longer than expected, but remains on budget. There was additional concrete work that had to be done prior to some underlayment, and they thought they could make up that time, and then entire teams of roofers were lost due to Covid.

Even though the project has run far longer than expected our team (Darren Campbell, Jim Lacovara and Nick LeBeau) all agree with our Treasurer (who has stayed close to the project financially) and the remainder of the Board, that we have gotten a quality install that will result in a 40-year warranty in the long-run.

- ✦ Our contract with Sentry Property Management will expire in October 2021. As we enter new contract negotiations, we have begun discussions on personnel which will result in staffing the Office at Errol with a full time Manager (Kerri). It has become apparent to owners (including the Board), that to do the business of the Association in a manner that is acceptable to all with attention to the issues that we face daily, fulltime management presence is required. We are expecting a draft with amendments for a new contract soon.
- ✦ Other personnel updates will include optimizing our use of staff to best serve the Association by updating our standard practices, operating procedures and work schedules, to assure the office is properly staffed to meet the needs of owners, guests, and vendors, and that the property is secured, cleaned, and maintained in a manner that we all expect while supporting all contractors and vendors under the direction of the Manager.
- ✦ We have benefited from the success that Sentry has had with us in getting our financials in order. We are pleased that 2019, 2020, and the first two quarters of 2021 are now available to us in auditable form, for which we are now confident in filing tax returns.
- ✦ We have had a new Reserve Study completed and will use that information in budgeting for 2022. It is available to all owners to review on the Owner's Corner of our website.
- ✦ We are beginning to prepare of the Annual Member Meeting to assure that all packets are mailed earlier than required to avoid any issues in the timing of receipt and return.
- ✦ We will have 3 seats available for election this year. We encourage all owner to consider running for a Board seat.
- ✦ The Annual Owner's BBQ was a success with approximately 120 owners and guests in attendance. Next year we are hoping to add music to the atmosphere of gathering outside with friends and neighbors.

Respectfully,

Cheryl Fazio
Board President