

Approved Board Meeting Minutes

April 9, 2022

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

Date: April 9, 2022

Time: 10:00 AM

The Meeting was called to order at 10:00 am.

A quorum was established with all Board members present, except for Lois Joyce.

Manager Kerri Gallagher confirmed proof of Notice.

Meeting minutes from January 8, 2022 were unanimously approved.

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

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 for this committee:

- Mulching has been done around property by our maintenance staff to help save money.
- Tree trimming will be done in July.
- The quarterly inspection with the staff is going well. Kerri is keeping a maintenance project worksheet updated with all current/completed projects and it is working well.
- Bolt caps have been ordered for all the exposed bolts on the walkways.

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

- There was a question from a committee member concerning the role of maintenance staff. Kerri answered this explaining that maintenance staff only goes into units for emergencies, like water leaks. Otherwise, the staff handles common elements only.
- Winter rentals were a success and there is already a waiting list for next year.

Compliance Committee – Mark Hilborn gave the report for this committee:

- It was discussed that where we really don't want to engage the committee, there are rules being broken. Cheryl Fazio expressed that the enforcement of the rules must be consistent. It is the responsibility of everyone, including the owners, to help enforce the rules.

Old Business – Mr. Freeman requested to ask a question to this agenda item. He asked what the term limits for Board Members are. The answer is effective July 1, 2018 the Florida Condominium Act was amended to provide that a board member may not serve more than 8 consecutive years. Then, in July 2021, Senate Bill 630 provided that only service after July 1, 2018 is counted when calculating a board members term limit. There was no other old business.

New Business – New codes for pools concerning signage was brought up. Right now, the property pool operating permit does not include night swimming. The pool lighting will need to be inspected by an engineer, building official, lighting or commercial pool contractor to have the pool operating permit changed, or the pool signage will need to be changed to show that the pools are closed at dusk. Kerri will get a quote on how much the inspection will cost.

With there being no further business, the meeting was adjourned at 10:38 am.

Debbie Gunter

Debbie Gunter, Secretary