

Errol by the Sea
BOARD OF DIRECTORS MEETING
July 9th, 2022
Errol by the Sea Clubhouse/Zoom

MEETING MINUTES

Attendees: All Board Members attended, except Vice President Mark Hilborn
Kerri Gallagher, CAM

President Cheryl Fazio called the meeting to order at 10:00am.

Approval of the Meeting Minutes: Cheryl Fazio motioned, Darren Campbell seconded, to approve the minutes of the April 9th, 2022 meeting as written. Motion passed unanimously.

President's Report: A written report is attached to these minutes.

Treasurer's Report: Treasurer Jim Lacovara spoke on this item. Account balances as of July 1st are \$139,940.73 in Operation and \$537,285.35 in reserves. Our insurance premiums went up this year. This year's total is \$193,191.07 vs. \$128,868.55 last year. The amount expected and budgeted for was \$161,000. Everyone was told to expect at least a 25-30% hike, but it ended up be much higher. We are trying to find ways to make up the difference in the budget by budgeting every maintenance project, finding the best deals on needed supplies, and closely watching payroll.

Manager's Report: Written report is attached to these minutes.

Committee Reports/Architectural Review:

Grounds/Maintenance – Jim Lacovara spoke on this item. The grounds are looking good. Tree trimming will happen around July 18th.

Rental – Darren Campbell spoke on this item. Due to rentals no longer being run through the office, it is felt there is no longer a need to have the rental committee. The members of the committee that Darren was able to speak with concerning it agreed. Darren motioned to dissolve the rental committee. Cheryl Fazio seconded, and it was unanimously approved.

Compliance – Cheryl Fazio spoke on this item for Mark Hilborn. There is no report for this committee this meeting.

Unfinished/Old Business

Weekly Rentals – Cheryl Fazio spoke on this item. Owners are correct to hold the Board and Manager accountable to assure that we are consistently following our Property Rules and our Documents. The Board has directed Kerri to consistently address all known rules/code violations through the proper channels that are in place for her as our manager. She will attempt to resolve any issue with the owner first, and then work through the Board, the Compliance/Fining Committee, and Volusia County Code Enforcement.

Laundry Room Conversions – Kerri Gallagher spoke on this item. We will begin working on the laundry room conversions starting on July 19th. We have Tyler Plumbing coming out for a second opinion on some of the setup of those rooms. The full project should be completed by the end of August. We will not be using the leasing service of newer machines because enough revenue is not made from the machines to cover the cost. The price would be \$42 per machine per month, when we currently make between \$80-\$120 per month on all machines per month. Of the current machines in use, all broken machines will be scrapped.

Beach Access Gate – Cheryl Fazio spoke on this item. We have already reached out the gate vendor, and he is currently backed up, but we will be having our gate worked on and additional fencing added to either side of the gate to make it more secure. Because of the issues with the gate handles, we are looking into changing those into normal knobs.

Guest Parking Passes – Kerri Gallagher spoke on this item. There have been suggestions to change how the guest passes are handled. We felt it is best to keep the current procedure in place so that we know who is currently on property and can also make sure guests are aware of property rules.

New Business

New Florida Bill Concerning Recertification of Condominiums – Kerri Gallagher spoke on this item. Florida will now require statewide recertification of condominiums over three stories tall under a new law signed by Governor Ron DeSantis. The new recertification inspection and structural integrity reserve study will be required by the end of December in 2024. A handout is available for more information and will be sent out in the upcoming Community Update.

Electric Vehicle Charging Station Request – Kerri Gallagher spoke on this item. There have been requests made to have electric vehicle charging stations installed on property. Deborah Fourness put together information on charging stations. The handout will be sent out in the next Community Update. This subject is brought up to start the discussion and to help us find out if there is enough interest in the community. With more of a push from new laws being put into place, electric vehicles are going to become a much bigger subject in the near future. There are rebates and grants available for installation of these charging stations and more

research on the subject is being done.

Gas Grills – Jim Lacovara spoke on this item. An estimate to install two gas grill areas to replace the current charcoal grills has been given. For the two grills and cooking areas, it would be approximately \$12,700. Kerri will check to see if it is considered a material alteration to see if a vote will be needed.

Adjournment: Jim Lacovara motioned; Darren Campbell seconded, to adjourn the meeting at 10:58am. Motion passed unanimously.