

Errol by the Sea Condominium Association
BOARD OF DIRECTORS MEETING
October 8, 2022 at 10:00am
Errol by the Sea Clubhouse/Zoom Meeting

MEETING MINUTES

Attendees: All Board Members present
Kerri Gallagher, CAM

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

Approval of the Meeting Minutes: Jim Lacovara motioned, Chuck Wason seconded, to approve the minutes of the July 9th, 2022 meeting as written. Motion passed unanimously.

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

Treasurer's Report: Jim Lacovara gave his report as follows: Errol by the Sea currently has \$127,158 in Operating and \$574,408 in Reserves. We are currently putting \$12,200 into Reserves every month. At the end of August, we are over budget by \$24,346. These overages are from the increase in our insurance premiums and the extra spent to get our financials in auditable form. The 2023 budget is being worked on. Increases are expected due to price increases to maintain the property.

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

Committee Reports/Architectural Review:

Grounds/Maintenance – Jim Lacovara spoke on this item. Jim thanked the owners that helped clean up after the storm. The grounds are looking good, with the exception of the seawall area, and fared very well through the storm.

Compliance – Mark Hilborn spoke on this item. Mark brought up that people are still using the area behind the tennis courts to take their dogs out.

New Business

Updated Ownership Rules – Changes were made to the hours of operation to show the office is no longer open on Saturdays. Also, clarification was added to link Florida Statutes. No actual rules were changed. Mark Hilborn motioned to approve the updates and Cheryl Fazio seconded. The vote passed unanimously.

Renewal for Sentry Management – The cost of services has not gone up significantly. They have helped put the books in order. With the auto-payment system, on-time maintenance fee payments having greatly increased. We are always in compliance with industry standards. With Sentry Management, we always have a manager, and the

business is ran by a company instead of fully relying on just one manager and the Board Members. Jim Lacovara motioned to renew with Sentry Management and Lois Joyce seconded. The vote passed unanimously.

Owner Lars Eriksson requested to speak on this item. He addressed the Board concerning the leak happening in his unit.

Jim Lacovara brought up about having the subject of the gas grills being added to the proxy form for this year's Annual Meeting. There was discussion about the grills and it was said it can be added to the proxy form and that if it passes that it should be paid for directly by the owners and not through Association funds.

Adjournment: Cheryl Fazio adjourned the meeting at 10:45am. Mark Hilborn motioned, and Jim Lacovara seconded. Motion passed unanimously.