



Manager's Report

Completed for the April 8, 2023 Board Meeting

1) Business Cloud Storage

A Dropbox file structure for Errol by the Sea has been created. Dropbox is an online file sharing site that will make it possible for all Board Members to have access to important documents of the business. On Monday, I will be sending all Board Members links for that access. If you end up having any questions, please let me know.

2) Upcoming Maintenance Projects

Big projects that will be happening this month:

- Stairwells will be painted.
- A/C lines will be cleaned out to be ready for summer.
- The pool deck windscreen will be coming down on April 26th and the pool heater will be turned off.
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3) A/C Inspections

We have completed all warranty checklist items and performed the a/c condenser unit inspections. All owners who had rusted/bad condensers have been contacted. New A/C brackets have been all on condensers, with just a few units that were too rusted for us to be able to drill into. We will be doing these inspections quarterly. A/C conduits being worked on is the last step. Letters will be going out to owners who are needing conduit work.

4) New August Board Meeting Date

The August Board Meeting has been changed to August 12th.

5) Public Will

Public will is a term you will hear later in this meeting also. I just want to touch on it just a little bit. There are some big things happening behind the scenes that not everyone sees. The main focus is to make Errol by the Sea the best community it can be. This can only happen if everyone participates. It is up to all owners to make sure you know the rules and make sure your guests know them also. It is up to all owners to know the rules your vendors must follow and make sure your vendors know them also. There are owner forums and committees everyone can participate in, so your voice is heard. Errol by the Sea is not just a Board of Directors and some employees, it is a community. We need everyone to step up and be a part of Errol by the Sea.

Respectfully Submitted,

Kerri Gallagher, CAM