

Presidents Report 4 April 2023

1. **INTRO:** I have a few notes to share with you this morning, the most significant is the impact Senate Bill 4-D on virtually every condo over 3 stories and near the coast. In short, the new law mandates structural Inspections and fully funded reserves. Details of SB 4-D will be covered later in the agenda.
2. **BANKING:** Consolidating bank account to Chase. They offered the most favorable package, support, and they are the closest bank to Errol. We are currently waiting on our Corporate Card to complete the transfer. Special thank you to Cheryl Fazio and Debbie Furness, personally signing for and guarantee our current BOA credit card. We are a Not-For-Profit Corporation, and our officers should not have their credit tied to our \$15K-\$20K monthly charges. We still have accounts with Truist, BOA, and Regions and may keep up to \$250K in each as a safety buffer to take advantage of FDIC insurance.
3. **ELEVATOR:** New elevator Contract with Rize Elevator out of Lake Mary, with better service and pricing than Otis was providing. All 3 elevators have new electronics, but the pump assemblies are original. We replaced the pump assembly on the N elevator. New hydraulic fluid tank, submersible pump and motor and hydraulic control valve.
4. **INFLATION:** Inflation is impacting Errol, we are experiencing operating cost increases, most notable are the landscapers and our insurance.
 - The landscapers notified us that a renewed contract would be \$20K higher
 - Our insurance rates will be increasing, likely in the \$65-70K range and that is using Citizens the State backed insurance. Last year we paid \$190K and that will likely jump to about \$257K. If we used commercial insurance company our rates would be over \$300K
5. **TWO NEW COMMITTEES:** 1) **Structural/Reserve Committee** to plan and manage Errol's Compliance with SB 4-D and **John Valyo will be leading an effort to improve Errol Business Operations Efficiencies.** Operationally Errol has had a significant change migrating from managing onsite rentals to now more of a residential community with over 25 fulltime residents, with ___ calling Errol home over the last two years and with 6 units up for sale more full-time residents are likely. You will hear the 1st report from both committees later in the agenda.
6. **TRESPASSING:** Trespassers have always been a nuisance, especially at Spring Break with people wanting to enjoy our pool and beach. Take ownership, this is your home, If you see something report it to staff. Save their number on your phone _____ or call the Volusia County Sheriff and tell them you want you want to issue a Trespass Warning. Once they have been warned by a Deputy, they get arrested the next time. The Deputy must see them on property to issue the Trespass warning.

7. **PARKING PASSES:** *Vehicles parked inside the gate MUST have a parking pass on display. Our hard working maintenance Staff does provide a security function here keeping an eye out for trespassers and they also keep an eye on our vehicles. They have and will initiate a tow. Vehicles arriving after office hours should get a pass from the office or Maintenance staff the next morning. Owners can submit a list of **family members** that only need to show ID to get a parking pass. You can submit your list to Kerri before the end of April and then it will be updated once a year in October. **Renters and Guests** will have to present their driver's license and Kerri will make a copy. We need to know who is on the property and have reach back for safety and liability purposes.*

8. **OFFICIAL BUSINESS NOTIFICATIONS:** *The State requires us to notify owners via the method and address you have on file with Errol. We would like to go **Paperless** as much as possible. It saves us money and time not addressing the envelopes, printing the information folding inserting, licking stamping and mailing. I will send out a form next week that you can sign and return to Kerri. Annually we will send out update requests to all owner in October to change or update your preference.*