



**Errol by the Sea**

4501 S. Atlantic, New Smyrna Beach, FL 32169 (386) 427-3641

## Annual Membership Meeting Minutes

**Location:** Errol by the Sea Club House, 4501 South Atlantic Avenue, New Smyrna Beach, FL 32169  
**Date:** Saturday, December 10, 2017  
**Time:** 10:00AM

### 1. Call to Order

The meeting was called to order at 10:01AM.

### 2. Calling of Roll

Roll was taken through the use of proxies and ballots. A quorum of the membership was represented. A record of attendance both in person and by proxy will be included as part of the record of the meeting.

### 3. Proof of Notice

Sheila McCollum, association manager, stated that notice had been provided. A copy of the affidavit of mailing will be made part of the record and was executed by the prior manager Tyler Brown.

### 4. Reading/Approval of any Previous Minutes

**Motion** by Vicki Elie Unit 310 to approve the minutes of September 02, 2017 Special Membership Meeting as written 2<sup>nd</sup> by Bob Dugan Unit 303, **Vote** by show of hands – Approved.

### 5. Tabulation of Votes

#### a. Financial Accounting Requirement

The vote total was reported to be 74-22 in favor of reducing the financial accounting requirement. Of those that voted in favor of reducing the requirement, the plurality elected to have a compiled statement generated for the 2017 fiscal year.

#### b. IRS Voting

The vote total was reported to be 85-9 in favor of the board deciding how to handle any excess member income for the 2017 fiscal year. Any excess to be a credit to 2018 or refunded.

- c. Election of Directors – was not necessary since there were only 3 people running, and 3 open positions: Larry Eriksson, Dale Fage, Jim Lacovara

#### **POINT OF ORDER**

- d. Dumpsters Installed – DELAYED

#### **6. Unfinished Business**

There was no unfinished business to discuss.

#### **7. New Business and General Membership Discussion**

**Dogs** - and their lack of leashes and owner clean up was discussed.

Ramp to beach – when will the project be started and completed. Board Member Jim Lacovana will research, but be aware that the Florida Department of Environmental Regulation will be the delaying factor.

**Gates** - David Hancock of unit 204 – asked if the Board would consider Barrier Arm Gates for the entrance. There was a lively discussion. How much of an issues is the Parking? How often has Errol towed – Not often? The Locals know Errol as a free place to park along the no-driving beach. If we get gates then we may also need cameras and an after hours system. Ralph Errickson discussed 5 other ideas for keeping non-residents from parking in the Errol lot which would not include putting up gates. There was a discussion of a security guard for those high traffic Holidays. David Hancock has done research on one system which he gave to the manager, Sheila McCollum. The Board asked Sheila McCollum to prepare the presentation at the next Board Meeting. David's plan as presented was \$17,000.00 plus maintenance.

**Smoking** – There is one specific return renter that smokes so heavily that the owner above is not happy with the smell that wafts up to his unit during the 3 month rental. Sheila McCollum will need to research what can be done to help mitigate the smell inside the above owner's unit. As well as keep an eye on the renter.

#### **POINT OF ORDER**

c. Dumpster – Vote is 87 YES & 9 NO. The board would like the more then 30 owners who not responded to vote, so the meeting is being Adjourned unit January 20<sup>th</sup>, 2018 at 10:00 AM here at the Clubhouse on property.

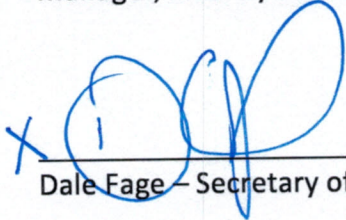
#### **8. Adjournment**

With no further business to come before the membership, the meeting was adjourned at 10:30 AM.

Respectfully Submitted:



Sheila McCollum, CAM CFCAM, CMCA  
Manager, Errol by the Sea Condominium Association, Inc.



Dale Fage - Secretary of the Errol by the Sea Board of Directors

APPROVED