

**ERROL BY THE SEA CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting**  
**Saturday, July 13, 2024 @10:00 am**  
**Via ZOOM meeting**

**MINUTES**

The Board of Directors for the Errol by the Sea Condominium Association held a Board Meeting on Saturday, July 13, 2024, at 10:00 am via Zoom. In accordance with the Bylaws and applicable Florida Statutes, the notice of the meeting followed all noticing guidelines.

**Attendance either in person or by via Zoom:**

**Board of Directors:**

David Hancock, John Valyo, John Johnson, Jim Lacovara, Darren Campbell, Rob Wolf, Chuck Wason

**Tomoka PM Representation:**

Nathan Wade  
Crim Ellison

**Call to Order:**

The meeting was called to order at 10:00 am by Crim Ellison and a quorum of the Board was established.

**Discussion:**

**Financials:**

Jim provided a financial update, noting that the May balance sheet and report are available on the portal. Year-to-date statements from January to April should be available by the end of next week, with June's statements to follow. Efforts to streamline the books with Tomoka are progressing well. Refund checks for those who overpaid will be mailed by the end of next week, while those who owe money will receive a bill.

In the Chase account, there is \$45,594 in the operating account, \$874,945 in reserves (including \$600 in CDs), and \$172,699 in the Seawall account, recently increased by an additional \$150,000 from the state. Rob played a key role in securing these funds, totaling \$300,000 so far, with more potentially available.

Five owners are in arrears, and the process of filing liens has begun, with no leniency on fees, interest, or legal costs. The assessments, due on August 1st, were approved to cover this year's \$294,000 insurance cost.

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**Managers' Report:**

Crim states we've completed some maintenance on the property, including pressure washing the building and repainting the steel stairs. While these stairs are old and prone to rust, the recent work has significantly improved their appearance. We got new umbrellas. We've got 10 new umbrellas, and 6 old ones repaired.

**Grounds:** Jim reported that the grounds are in good condition, with the new grass along the seawall establishing well. Palm tree trimming was postponed from last month based on advice from the maintenance team to wait until mid-July when more blooms are visible. Jim plans to confirm a firm trimming date with the company on Monday, which will be shared in the community update.

**Compliance:** David discussed the importance of the new parking passes, reminding everyone to ensure they have them to avoid being towed.

**Old Business:** No old business to discuss.

**New Business:** Jim provided an update on the Internet and TV service contract with Spectrum, which expires next September. Although Spectrum initially wanted to continue at the current rate, Jim negotiated a new offer where Spectrum will provide \$13,000 for re-signing, reduce the monthly rate from about \$79 to \$59.75, and save \$2,233 monthly in the first year. The five-year contract will increase by 5% each year after the first. Spectrum will also maintain current services and add another DVR.

Rob discussed an alternative with Wire3, a fiber optic company offering a similar price of \$60 per month. Fiber optic service would offer faster speeds, with a minimum of one gigabit per second and optional upgrades to higher speeds. A survey will be sent to owners to gauge their preference between Spectrum and Wire3.

Chuck addressed the need for residents to stay within their allotted storage space, emphasizing that storage rooms are not for bikes. A notice will be sent giving owners 30 days to clean their storage areas, after which the management will clean them if necessary. Additionally, a question about washers and dryers will be added to the internet survey to better support the majority needs of the owners.

Jim made a motion to adjourn the meeting. Seconded by Chuck. Motion passed, all in favor 6-0. Adjourned at 10:39 am.