

**MINUTES OF THE  
GREENBRIAR TWO CONDO ASSOCIATION, INC.  
Board of Directors Meeting  
September 21, 2023**

The Greenbriar Two Condo Association Board of Directors Meeting was held at the Greenbriar Two Management Office at 10:00 AM.

**BOARD MEMBERS IN ATTENDANCE**

Ms. Cynthia Tyler, President  
Mr. Joseph (Joe) Troll, Vice President  
Ms. Carol Ehniger, Secretary – Absent  
Mr. Evandro (Van) Radoccia, Jr., Treasurer – Speaker Phone  
Mr. Charles (Charlie) Watson, Director

**ALSO PRESENT**

Jason Woodard, CAM  
Five Owners in Attendance

**CALL TO ORDER**

The meeting began with establishing a quorum. Quorum was established with five of five Board Members in attendance. Ms. Cynthia Tyler called the meeting to order at 10:04 AM.

**PROOF OF NOTICE**

Noticing as required by state statute and documents was verified and documented.

**MINUTES**

**Motion:** To approve minutes from the May 18, 2023 BOD Meeting. First: Mr. Joe Troll. Second: Mr. Van Radoccia. **Motion unanimously approved.**

**FINANCIAL REPORT**

**Motion:** To approve the June, July, and August Financial Reports as read by Mr. Van Radoccia and Jason Woodard, CAM. First: Mr. Van Radoccia. Second: Mr. Joe Troll. **Motion unanimously approved.**

**NEW BUSINESS**

**Building 27 Stair Replacement Update:** Bldg 27 is the only building with stairs leading out from the back doors of units. With current calculations, there will not be enough money to complete all four sets of stairs next year. Board agreed to complete only the necessary stairs this upcoming year, and complete the rest when the funds are available.

**Pool Deck Maintenance:** The pool deck will be pressure washed this year. However, pool expenses are already over budget, so sand and sealing will be put off until next year. A new product will be used that will hopefully give protection for a much longer time.

**Investor/Owner Amendment:** Ms. Cynthia Tyler expressed her desire to put the amendment to a vote one more time. All in attendance were in agreement. It was decided to schedule the vote this winter, while the majority of our owners are here. A specific date has not been announced.

2023/2024 Property Insurance: Insurance renewal numbers have been received. \$178,887.69. For reference, insurance renewals in 2019/2020 were \$47,991.00. These insurance costs are 3.7 times higher than five years ago.

Schedule Budget Adoption Meeting: The meeting has been scheduled for Thursday, November 16, 2023. This could change if there are scheduling issues with VSC. There being no further business Mr. Joe Troll moved to adjourn, with a second from Ms. Cynthia Tyler. All were in agreement and the meeting adjourned at 10:47 AM.

**10:47 AM to 10:52 AM**

Q and A was held for all in attendance.