

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Annual Meeting of the Members
February 7, 2023**

The Greenbriar Two Condo Association Annual Meeting of the Members was held at the Elks Lodge 2522, 3575 E Lake Place, Hernando, FL 34442, at 10:00 AM.

BOARD MEMBERS IN ATTENDANCE

Ms. Cynthia Tyler, President
Mr. Joseph (Joe) Troll, Vice President
Ms. Carol Ehninger, Secretary
Mr. Evandro (Van) Radoccia, Jr., Treasurer
Mr. Raymond (Ray) Michael, Director

ALSO PRESENT

Mr. Charles F. Watson – to be Announced as New BOD Member
Jason Woodard, CAM
29 Members in Attendance – Sign-in Sheet Attached

CALL TO ORDER

The meeting began with establishing a quorum. Quorum was established with 69 Members in attendance, in person or by proxy. Ms. Cynthia Tyler called the meeting to order at 10:07 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the 2022 Annual Meeting. First: Mr. Joe Troll. Second: Mr. Van Radoccia. **Motion approved unanimously.**

NEW BUSINESS

President's Report:

My first order of business for this meeting is to inform all of you that your board will have a new member. I also want to say I am disappointed that Ray Michael will volunteer to leave the board to make way for our new member, Charlie Watson. Ray Michael has been on the board for the last five years and has been a valuable member. He is a strong voice to keep our community beautiful, increase the values and keep it safe. We all thank him for his dedication and service.

Charlie Watson is a Chemical Engineer with 39 years of experience and has been on previous boards (POA) in Texas. As an investor he currently owns two units in GB2 and informed me at our January 19 meeting he is looking to purchase more. He currently lives in Terra Vista and has stated in his, Candidate Information Sheet, that he would like to help keep GB2 clean, peaceful, with it's beautiful grounds in a great location! He says he will help the current board to keep it that way. If he interested in keeping this a Condominium Community and not think of it as an apartment complex then I am hopeful we can work together to preserve and maintain

our community for the future.

Ms. Sheila Kostro raised her hand to speak, and Ms. Tyler gave her the floor. Ms. Kostro wanted to point out to the membership, and Mr. Watson, that there are two major things that make Greenbriar Two a desirable place to live: a Board of Directors that is comprised of owner residents, and the fact that Greenbriar Two has an on-site CAM. She is not in favor of someone being on the Board who does not reside in the community. They do not know the day-to-day issues that come up, if they do not live in the community. They are more concerned with increasing their profits.

Ms. Cathleen Knox asked why the membership wasn't given a chance to vote on the change to the Board of Directors. Jason Woodard, CAM explained how FL SS Chapter 718 dictates this kind of situation. One of the BOD Members has already served on the Board longer than their term. He was allowed to remain on the Board because no one else was interested in serving. Once another member is interested, the person who's term is up must step down, and allow the new member onto the Board. The only time to have an election is if there were more members interested in being on Board than there are available seats. That is not the case in this situation. Mr. Joseph Deibel asked if the monthly assessment payment was going to increase again. Ms. Cynthia Tyler answered that she was still getting to that in her President's Report, but that the payment is set for the remainder of the year.

As you all know our monthly assessment fee increased in 2022 by \$32.00 a month. This was largely due because of monthly increases in services. Also our Reserve Study suggested we increase our monthly reserve deposits to \$117,790.00 to be able to maintain future improvements to the community that will be necessary. Both the Reserve Study and Property Appraisal (done in 2021) were conducted by (FPAT) (Felten Property Assessment Team) located in Safety Harbor Florida.

Our Property Insurance increased by 100%. In the 2022 budget we had put aside \$79,000.00 (up from \$65,000.00) for the 2022/23 insurance cost and the bill came in at \$144,000.000 plus. Needless to say the the board was blind sighted and worked to come up with a plan to cover this cost. We did think about a special assessment to cover the short fall of \$65000.00, payment due in October 2022, but instead worked out a plan to pay in monthly installments. By doing monthly payments we avoided that special assessment fee of \$510.00 per owner. Obviously the cost to repair and replace damaged buildings has increased substantially and our buildings are valued at more than what they were valued at 3 or 4 years ago.

Let's move on to some accomplishments that were completed in 2022. I am proud of what we have done given the obstacles we faced.

1. In January 2022 Certified Roofing started stripping and replacing roofs on Gilchrist Ct. starting with building #28. Roofs on seven buildings on Gilchrist Ct. and two buildings on Hartford Street were completed. The cost was \$585,138.00.
2. In February 2022 the gutters on the nine buildings with new roofs was started. This took longer than anticipated due to supply shortages. The cost for gutters \$62,820.00. Total cost \$647,958.00 on nine buildings. Gutters under new manager ET end of this month!
3. Wind mitigation inspections were conducted on all nine completed buildings. Results are posted on our web-site for each building for your convenience and for your insurance company.

4. Heater repaired at our pool
5. Phase 4 to replace shrubs and bushes in the community was completed
6. Sixteen cement steps were placed in the back of buildings #23 and #33
7. In July of 2022 we secured Michelle's Accounting & Taxation to do all of our accounts payable and receivables.
8. New stairs were completed on buildings #22 and #32
9. Jason and Wyatt were able to wash, sand and seal the pool deck. Finding a company to do this was somewhat difficult as some just did not show up, were too expensive or not licensed or insured. Maintenance of the pool deck is on going every couple of years.
10. We secured a \$150,000.00 loan from Capital City Bank to complete roofing and gutters on the last 4 buildings on Hartford Street. Hurricane Ian made us look at getting the roofs done early in 2023 verses later in the year.
11. The Board, along with help from our lawyer, put together a proposed amendments (12.1F and 12.1G) to add to our governing documents to decrease the number of rentals in the community, minimum days rented, what happens when the property changes hands and so forth. We will continue to inform you about this amendment in 2023 for clearer understanding. We need 66% approval or 86 of entire membership to pass one or both. Remember the goal is to keep owner occupied units at a higher level than rental units to keep property values high, keep our community beautiful and safe while maintaining continuity. One last important reminder RCM Utilities had to come and unclog the Lift Station. That cost us just under \$1,600.00. Please no wipes of any kind in the pipes.

A lengthy discussion was had in regards to the proposed Investor Amendment. Mr. Joseph Deibel suggested we should try a different strategy to get the word out to the membership. Jason Woodard, CAM informed him that we could start a committee to oversee it, and Mr. Deibel agreed. While many members had different things to say regarding the amendment, the main takeaway was that the Amendment should be changed from 25% maximum rentals to 35%. Mr. Charlie Watson volunteered to contact other investor owners, to try and rally up some votes. A question was asked about the new unit number signs for the buildings. Jason Woodard, CAM responded that they have been ordered and are presently being made. As soon as the manufacturer gives an update, the information will be passed along to owners.

Vote to Reduce Year End Financial Reporting: Ms. Cynthia Tyler called for a vote to reduce the Year End Financial Reporting to a Cash/Receipts report, after being reminded by Mr. Van Radoccia. The membership vote was unanimously in favor for the Cash/Receipts report.

Announce the 2023 Board of Directors: Ms. Cynthia D. Tyler, Mr. Joseph G. Troll, Ms. Carol Ehninger, Mr. Evandro Radoccia, Jr., and Mr. Charles F. Watson. There being no further business Ms. Cynthia Tyler moved to adjourn, with a second from Ms. Carol Ehninger. All were in favor and the meeting adjourned at 11:30 AM.