

**MINUTES OF THE  
GREENBRIAR TWO CONDO ASSOCIATION, INC.  
Board of Directors Meeting  
April 18, 2024**

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 – Absent  
Mr. Joseph (Joe) Troll, Vice President  
Ms. Carol Ehninger, Secretary  
Mr. Raymond (Ray) Michael, Treasurer  
Mr. Charles (Charlie) Watson, Director

**ALSO PRESENT**

Mr. Jason Woodard, CAM  
Five Owners in Attendance

**CALL TO ORDER**

The meeting began with establishing a quorum. Quorum was established with four of five BOD Members present. Mr. Joe Troll called the meeting to order at 10:03 AM.

**PROOF OF NOTICE**

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

**MINUTES**

**Motion:** To approve minutes from the March 21, 2024 BOD Meeting. First: Mr. Ray Michael. Second: Mr. Charlie Watson. **Motion unanimously approved.**

**FINANCIAL REPORT**

**Motion:** To approve the March Financial Statement as read by Mr. Ray Michael. First: Mr. Charlie Watson. Second: Ms. Carol Ehninger. **Motion unanimously approved.**

**NEW BUSINESS**

**Bird Feeder Issues:** The Association has been receiving complaints about bird feeders, or how bird feeders are attracting squirrels and rodents. The squirrels are building nests on the buildings, they are getting trapped in owner's lanais. The Association would like to ask residents to voluntarily remove the bird feeders to keep these problems to a minimum. The Board would rather not have to outlaw bird feeders.

**Painting Update:** The contractor has already begun painting the stairs. They have applied the prime coat to the stairs on buildings 23, 29, and half of building 30. The work is ongoing. The Association does not have starting date for the building stucco project as of this meeting.

**Pool Occupancy:** Just to remind owners and residents as the summer season approaches, the pool has a 30 person bathing load limit. Each unit is allowed 4 people at the pool. If an owner would like to have more than 4 people, they need to ask for an accommodation. No one under 18 is allowed at the pool

without adult supervision.

As a side note, Jason Woodard, CAM informed everyone that he will be changing his work hours to 8:00 AM to 4:00 PM since the pool cover is no longer needed. There being no further business Mr. Ray Michael moved to adjourn, with a second from Mr. Charlie Watson. Everyone was in favor, and the meeting adjourned at 10:23 AM.

**10:23 AM to 10:35 AM**

Q&A was held for all owners in attendance.