

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
April 20, 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 Ehninger, Secretary – Absent
Mr. Evandro (Van) Radoccia, Jr., Treasurer
Mr. Charles (Charlie) Watson, Director

ALSO PRESENT

Jason Woodard, CAM
11 Owners n Attendance

CALL TO ORDER

The meeting began with establishing a quorum. Quorum was established with four of five BOD Members in attendance. Ms. Cynthia Tyler called the meeting to order at 10:00 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the March 16, 2023 BOD Meeting. First: Mr. Van Radoccia. Second: Mr. Joe Troll. **Motion passed unanimously.**

FINANCIAL REPORT

Motion: To approve the Financial Report as read by Mr. Van Radoccia, and to waive fees for 2604A. First: Mr. Van Radoccia. Second: Ms. Cynthia Tyler. **Motion passed unanimously.**

Motion: To pre-pay \$5,000.00 to the Association's bank loan. After further discussion the motion was withdrawn, to be revisited in the coming months.

NEW BUSINESS

Website Issues: Due to health issues, Mr. Reid Bond has had to close the doors on his business. He is currently being subcontracted through Villages Services, which will change the way the Association is billed for his services of maintaining the website. The Board agreed to keep using Mr. Bond for now. Changes would be considered if more problems arise in the coming months.

Insurance Loss Prevention: The property insurance carrier has agreed to the proposed installation of fire extinguishers recommended by Eveready Fire & Security Equipment, Inc. The Board agreed to move forward with the install.

Waste Pro Increase: Trash removal has increased by 17% this year. A clause in Waste Pro's contract states that they have the right to first refusal. Meaning, if the Association finds a better price, they have

the right to match it. The Board agreed to get some prices from different companies.

Pool Pump Breakdown: The agreed to replace a broken pool pump last week, at a cost of \$3,220.00. There was an extra cost of \$65.00 for a special union and high temperature o-ring. Both pool heaters were also in need of repair, a cost of \$145.00. The Association also received a new estimate to replace a corroded GFCI outlet and installation of new ground wires for the pumps, \$380.00. Ms. Cynthia Tyler informed the Board of her wishes to pay for this as an Operating Expense.

Investor Amendment: A discussion was had regarding a minimum rental period of 30 days versus 90 days. A clear decision was not made.

Motion: Mr. Van Radoccia and Jason Woodard, CAM will update the existing Amendment, and seek advice from the Association's attorney if needed. First: Mr. Van Radoccia. Second: Mr. Joe Troll.

Motion passed unanimously. There being no further business Ms. Cynthia Tyler moved to adjourn, with a second from Mr. Joe Troll. All were in favor, and the meeting adjourned at 10:55 AM.

10:55 AM to 11:15 AM

A Q&A session was held for all in attendance. Mr. Ray Michael recommended Nature Coast Web Design if the Association has issues with the website.