

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Special Board of Directors Meeting
February 13, 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
Mr. Evandro (Van) Radoccia, Jr., Treasurer
Mr. Charles (Charlie) Watson, Director

ALSO PRESENT

Jason Woodard, CAM

CALL TO ORDER

The meeting began with establishing a quorum. Quorum was established with five of five BOD Members in attendance. Ms. Cynthia Tyler called the meeting to order at 10:02 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the February 7, 2023 BOD Meeting. First: Mr. Joe Troll. Second: Ms. Carol Ehninger. **Motion passed unanimously.**

FINANCIAL REPORT

Motion: To table approval of the Financial package until some questions can be answered. First: Mr. Van Radoccia. Second: Ms. Cynthia Tyler. **Motion passed unanimously.**

NEW BUSINESS

Investor Amendment: Proposed changes are: 90 day minimum rental term, an increase from 25% to 35% of total rental units, clarification on inheritance in regards to owning more than two units. Mr. Charlie Watson was given a list of investor owners. He will cold call these owners to drum up votes for the amendment. He intends to have feedback from these owners in time for the next scheduled BOD Meeting on March 16th.

Insurance Loss Prevention: A letter was received from the Association's property insurance carrier in regards to loss prevention. One topic is for waste water inspections/maintenance plan. Our agent has advised that we just need to acknowledge this recommendation. The other topic is about fire extinguishers. Our agent has advised us to have the local fire department give us an evaluation, and submit that to loss prevention. The Board agreed to setting something up with the fire department. There being no further business Ms. Cynthia Tyler moved to adjourn with a second from Mr. Joe Troll. All were in agreement and the meeting adjourned at 10:52 AM.