

**MINUTES OF THE  
GREENBRIAR TWO CONDO ASSOCIATION, INC.  
Board of Directors Meeting  
January 16, 2025**

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. 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 five of five BOD Members present. Ms. Cynthia Tyler 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 December 19, 2024 BOD Meeting. First: Mr. Ray Michael. Second: Mr. Joe Troll. **Motion unanimously passed.**

**FINANCIAL REPORT**

**Motion:** To approve the December Financial Report as read by Mr. Ray Michael. First: Ms. Carol Ehninger. Second: Mr. Joe Troll. **Motion unanimously passed.**

**NEW BUSINESS**

**Possible Website Schedule Change:** As discussed at a previous meeting, FL Statute will make it mandatory for our Association to have a password protected website starting 2026. Our current website does not meet these statutory standards. Mr. Reid Bond, website creator and maintenance, has been having some serious health issues as of late. The timeline for a new website could be pushed up sooner than the anticipated 2026 date of change.

**Irrigation Contractor Search:** The CAM met with the owner of Affordable Irrigation on Monday. He was able to repair an inoperable sprinkler valve in just a short time. The company is knowledgeable and experienced. They are scheduled to come back on Friday, January 17<sup>th</sup> for further discussions and repair list.

**Update Ongoing Projects:** Stair painting is 2/3 complete. Approximately six sets of stairs remain. Building 33 will still require a second coat. The Board was given an estimate for gopher removals from

Mole Master, LLC.

**Motion:** To approve the removal of 5-8 gophers from the property for \$1,100.00. First: Mr. Joe Troll.  
Second: Mr. Charlie Watson. **Motion unanimously approved.**

Pool heater 1 is scheduled to be replaced today by Arctic Air. It is a reserve expense. There being no further business Ms. Cynthia Tyler moved to adjourn. Mr. Joe Troll seconded, all were in favor, and the meeting adjourned at 10:44 AM.