

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
January 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
Mr. Joseph (Joe) Troll, Vice President – Absent
Ms. Carol Ehninger, Secretary
Mr. Evandro (Van) Radoccia, Jr., Treasurer – Speaker phone
Mr. Charles (Charlie) Watson, Director – Absent

ALSO PRESENT

Jason Woodard, CAM
Seven Owners in Attendance

CALL TO ORDER

The meeting began with establishing a quorum. Quorum was established with three 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 December 21, 2023 BOD Meeting. First: Ms. Carol Ehninger. Second: Ms. Cynthia Tyler. **Motion unanimously approved.**

FINANCIAL REPORT

Motion: To approve the Year End Financial Report as read by Mr. Van Radoccia. To send account 2505A to collections for unpaid assessments. First: Mr. Van Radoccia. Second: Ms. Cynthia Tyler. **Motion unanimously approved.**

NEW BUSINESS

Annual Meeting Update: Will be held on February 6, 2024 at the Elks Lodge 2522. The hall has been rented for \$350.00, an increase of \$100.00 from last year. Ms. Cynthia Tyler reminded everyone to send in their proxies if they cannot attend.

Special Meeting Reminder: March 12, 2024, to vote on the Owner/Investor Amendment.

Lift Station Issues: One pump has been removed for repairs, quoted cost of \$7,650.20. We do not have a timeline to reinstall the pump as of the this meeting. The remaining pump is struggling to keep up. Pressure keeps building in outlet pipe running between the lift station and Greenbriar One. The only thing in this line is an Air Release Valve that must be malfunctioning. RCM Utilities is working up an estimate to replace the valve.

Pool Issues: None of the pool pumps are currently in operation. One of the leg wires for the 220 volt system has been damaged, leaving the breaker panel without power for the pumps. Although only one wire needs to be replaced, it likely that all four wires will need be pulled.

Mr. Van Radoccia will be stepping down as the Association's Treasurer. Mr. Ray Michael, a former BOD Member, will be taking his place. These changes will officially take place at the February 6th Annual Meeting. Van expressed his gratitude to the rest of the Board, the manager, and all of the membership. 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 10:53 AM.

10:53 AM – 11:00 AM

Q&A was held for all owners on attendance.