

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
January 19, 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. Raymond (Ray) Michael, Director

ALSO PRESENT

Jason Woodard, CAM
Twelve Owners in Attendance

CALL TO ORDER

The meeting began with establishing a quorum. Quorum was established with five of five Board Members present. Ms. Cynthia Tyler called the meeting to order at 10:04 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the December 15, 2022 BOD Meeting. First: Mr. Van Radoccia. Second: Mr Joe Troll. **Motion passed unanimously.**

FINANCIAL REPORT

Motion: To approve the Financial Package as read by Mr. Van Radoccia. First: Mr. Van Radoccia. Second: Mr. Joe Troll. **Motion passed unanimously.**

NEW BUSINESS

Investor Amendment Review: The vote that was held this past November did not pass, but did not fail. The Association plans to have another vote on this matter later this year, after the Association's attorney has had a chance to make clarifications and changes. The changes are: making owners inheritance rights clearer, the thirty minimum rental increased to sixty days, and increasing the maximum number of rentals from 25% to 35%. This amendment is being proposed to keep property values up and protect the integrity of the community. Mr. Don Rewalt asked if the Association could provide an easier to understand explanation of the amendment before the vote; the legal-ease can be a bit confusing.

Lift Station Update: The Association recently had to repair the lift station, again. The Force Main between the Association and the sewer plant was clogged. RCM Utilities was called to fix the issue. It is their opinion that it was likely clogged by baby wipes, or an equivalent obstruction. Residents are reminded not to flush these kinds of products into the system.

Roofing Update: The remaining four buildings and the Pool House all have new roofs. The project's timeline was pushed up due to Hurricane Ian. Owners are reminded to look out for nails in the weeks to come. The new gutters have not been scheduled at this time due to difficulties obtaining the correct colors. It is hoped that they will be able to get the materials in the next month.

Changes to the Board of Directors: Mr. Charles Watson, owner and member of the Association, is interested in being on the BOD. Since all current BOD Members are past their term of service, one of them must step down, according to FL SS. Announcement of the official change will be made during the Annual Meeting on February 7, 2023 at the Elks Lodge 2252. Charles was introduced, he gave a brief description of his background, and explained his interest for being a Board Member. There being no further business Ms. Cynthia Tyler moved to adjourn, with a second by Mr. Joe Troll. All were in favor and the meeting adjourned at 10:35 AM.

10:35 AM to 11:00 AM

A question and answer session was held for all members in attendance.