

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
March 21, 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 D. Tyler, President
Mr. Joseph (Joe) G. Troll, Vice President
Ms. Carol Ehninger, Secretary
Mr. Raymond (Ray) Michael, Treasurer
Mr. Charles (Charlie) F. Watson, Director – Absent

ALSO PRESENT

Jason Woodard, CAM
Eight Owners in 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 February 6, 2024 BOD Meeting. First: Mr. Joe Troll. Second: Mr. Ray Michael. **Motion unanimously approved.**

FINANCIAL REPORT

Motion: To approve the January and February Financial Reports as presented by Mr. Ray Michael. First: Mr. Ray Michael. Second: Mr. Joe Troll. **Motion unanimously approved.**

NEW BUSINESS

Voting Results: Section F received 62 yes, and 20 no. Section G received 60 yes, and 22 no. Member participation is lower than the vote before. This amendment is no longer on the Association's radar. Deficits: Financial Services, Pool Expenses, and Trash Removal are already under funded, and it is only March.

Sewer Pool Reserves: The lift station expenses were close to \$12,000.00. Pump 2 was repaired, and the Air Release Valve was replaced. Pool electrical repairs came to just over \$4,000.00, totaling approximately \$16,019.00.

Waste Pro Extra Fees: The garbage company charges \$10.00 for every dumpster that is overfilled. People also leave bulky items in front of the dumpster that the driver will not pick up. The Board is considering fining residents who continue this behavior \$20.00 per incident.

Motion: To approve Collier's Complete Trim to prep, , and paint the stucco on all buildings for \$600.00 per building. The Association provides materials. Any stucco patches will be billed per building. To prep, prime, and paint the remaining new stairs for \$250.00 per set. First: Mr. Ray Michael. Second:

Ms. Carol Ehninger. **Motion unanimously approved.**

Pool Security: The Association was recently informed of a homeless person sneaking into the pool at Greenbriar 1. He would bathe in the pool, and use the restroom for over-night shelter.

Motion: To install motion detector lights around the pool house. First: Mr. Ray Michael. Second: Mr. Joe Troll. **Motion unanimously approved.** Mr. Ray Michael offered to fine tune the security cameras around the pool. There being no further business Ms. Cynthia Tyler moved to adjourn. Mr. Ray Michael seconded the motion, all were in favor, and the meeting adjourned at 10:40 AM.

10:40 AM to 10:57 AM

Q and A was held for all in attendance.