

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
March 16, 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) F. Watson, Director

ALSO PRESENT

Jason Woodard, CAM
Eleven Owners in Attendance

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 10:00 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the February 13, 2023 Special BOD Meeting. First: Mr. Joe Troll. Second: Ms. Carol Ehninger. **Motion passed unanimously.**

FINANCIAL REPORT

Motion: To approve the February Financial Report, as read by Mr. Van Radoccia, and to waive interest fees for 2604A. First: Mr. Van Radoccia. Second: Mr. Joe Troll. **Motion passed unanimously.**

OLD BUSINESS

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

NEW BUSINESS

Investor Amendment Update: Mr. Charlie Watson contacted investor owners to discuss the proposed changes to the amendment. The major sticking point with this group of owners was the 25% maximum rental units allowed. All of the owners that Charlie spoke to agreed to support the amendment if the maximum was increased to at least 35%, with one exception. The next step will be to make the changes to the amendment, concerning which Mr. Van Radoccia and Jason Woodard, CAM will meet to discuss. Write up a "Layman's Terms" proposal to send to owners. Mr. Charlie Watson volunteered to compose the letter. The Board agreed to a mailing target date of May 24, 2023, with the Special Meeting of the Members being held the end of June.

New Unit/Building Signage Update: Jason Woodard, CAM has spoken to Kustom Glass about the production of the new signs. Kustom Glass said they were approximately two weeks away from being completed, and that was around two weeks ago. They are expected to be ready for pick-up any day now. The only concern is attaching them to the slate siding. Some different ideas were proposed.

Designated Parking Issues for Units 2A and 3A-All Buildings: Some residents have complained about not having access to a close parking space. All units in the complex have an assigned space, except units 2A and 3A. The Declaration of Condominium designates assigned spaces for these units, but it has never been something that was enforced.

Motion: To get an estimate to paint the designation on the spaces outlined in the Declaration of Condominium. First: Ms. Carol Ehninger. Second: Mr. Charlie Watson. **Motion passed unanimously.**

Stair Replacement Permitting Update: Permits were finally received from the county. Building 29 is expected to be started by the end of the month. Jason Woodard, CAM will reach out to the contractor for advise on starting the application for permits on the final building.

Insurance Loss Prevention/Fire Extinguisher: The Association received a letter from the property insurance carrier pertaining to loss prevention, specifically fire extinguishers. A licensed company was called to evaluate the property, and give a proposal. The proposal has been submitted to the insurance carrier, and we are awaiting their response.

Deferred Maintenance:

Sprinkler System: 30 + years old, constantly repairing water-main breaks, does not have full coverage, recommend a professional evaluation when the time comes.

Plumbing: units have copper water lines, they are showing signs of age, nothing much to be done except repair when necessary.

Slate Siding: 30 + years old, starting to crumble, cannot get the same color, slate needs replaced with an alternative material when the time comes.

Gutter Guards: The least expensive, and the highest priority, estimates should taken before the next budget workshop.

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 11:25 AM.

11:25 AM to 11:28 AM

Q and A was held for all in attendance.