

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
May 16, 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
Ms. Carol Ehninger, Secretary
Mr. Raymond (Ray) Michael, Treasurer – Absent
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 four of five BOD Members in attendance. 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 April 18, 2024 BOD Meeting. First: Mr. Joe Troll. Second: Mr. Charlie Watson. **Motion unanimously approved.**

FINANCIAL REPORT

Motion: To approve the April Financial Package as read by Ms. Cynthia Tyler. First: Mr. Joe Troll. Second: Ms. Carol Ehninger. **Motion unanimously approved.**

NEW BUSINESS

Seal Coat Hartford St. Parking Lots: An estimate of \$12,940.00 was presented to the Board for the project. The Board discussed the estimate, and decided to change the scope of work.

Motion: To no longer seal coat the parking lots. Just repaint the parking space lines, and add reserved spaces for units 2A and 3A on all of the property. First: Cynthia Tyler. Second: Mr. Joe Troll. Ms. Carol Ehninger was in favor, Mr. Charlie Watson was not. **Motion passes three to one.**

Sheriff's Contract: Ms. Cynthia Tyler reminded everyone of the discussions from the March meeting pertaining to pool security, and the problems another Association was having. At the time, the Board decided to install three security lights around the pool, and sign a contract with the Sheriff's Department giving them permission to arrest trespassers on the property. The security lights have been installed since April 16th, and the contract has been finalized with the Sheriff's Department.

Review 2024 Goals: The seal coating of Hartford St. has changed to just painting the lines and adding

reserve parking. Painting of stucco on all buildings has begun. This will be an on-going project. Building 27 stair replacements are to be done on a worse-case-first schedule, not sure if funds will be available this year. Pool deck maintenance was in the plan for 2024. However, this is paid from the Operating Account which is already over budget. This project may not happen this year. New entry signs of the parking lots has not been canceled as of yet. However, the Board understands that this is not high on the priority list. Additional gutter guards are needed on three buildings. The goal is to have them installed before Winter. The Association will be replacing shrubs as needed. There being no further business Ms. Cynthia Tyler moved to adjourn, with a second from Mr. Charlie Watson. All were in favor and the meeting adjourned at 10:53 AM.

10:53 AM to 11:07 AM

Q & A was held for all owners in attendance.

Footnote: After seeing the parking lots, Mr. Charlie Watson said he would like to change his vote on the painting of parking lots.