

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
November 16, 2023**

The Greenbriar Two Condo Association Board of Directors Meeting was held at the Greenbriar Two Management Office directly after the Budget Adoption Meeting.

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

ALSO PRESENT

Jason Woodard, CAM
Six 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 10:05 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the October 19, 2023 BOD Meeting, First: Mr. Van Radoccia. Second: Ms. Carol Ehninger. **Motion unanimously passed.**

FINANCIAL REPORT

Motion: To approve the October Financial Statement as read by Mr. Van Radoccia. First: Mr. Van Radoccia. Second: Ms. Carol Ehninger. **Motion unanimously passed.**

NEW BUSINESS

Budget Restraints for 2024: The Association has had two years of deficits. It is the goal for 2024 to keep the operating expenses with-in budget.

2024 Maintenance Goals: The Association does have some maintenance goals for the coming year. The majority of them are reserve expenses, such as: seal coating Hartford parking lots, and painting the stucco of all buildings. The pool deck is scheduled for maintenance, but this is an operating expense. Hopefully will be able to be accomplished within budget. The entrance signs to the parking lots should be replaced. These are also operating expenses, and may not be replaced in 2024. The stairs on the backside of Building 27 still need replaced, which is a reserve expense. However, the funding has been depleted. These will be replaced on an as needed basis.

Rule 12 Update: When the Association seal coats the parking lots, units 2A and 3A will be given a reserved parking space. Rule 12 will be changed to include these spaces as protected. Giving the

Association the right to enforce parking.

Review Notices for the First Annual Meeting Mailing: The notices will include: dumpster issues regarding raw garbage, lift station clogs, and a reminder for owners to update their auto-pay for the upcoming assessment change. There being no further business Ms. Cynthia Tyler moved to adjourn with a second from Mr. Van Radoccia. All were in favor and the meeting adjourned at 10:38 AM.

10:38 AM to 11:30 AM

Mr. David Jones, of McGriff Insurance Services, gave a presentation regarding the state of property insurance in the State of Florida. While the Association is in good standing with our carriers, we can still expect an increase in the following year.