

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
October 31, 2024**

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

BOARD MEMBERS IN ATTENDANCE

Ms. Cynthia Tyler, President
Mr. Joseph (Joe) Troll, Vice President – Absent
Ms. Carol Ehninger, Secretary
Mr. Raymond (Ray) Michael, Treasurer
Mr. Charles (Charlie) Watson, Director

ALSO PRESENT

Mr. Jason Woodard, CAM
Seven 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 10:02 AM

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the September 19, 2024 BOD Meeting. First: Ms. Carol Ehninger. Second: Mr. Ray Michael. **Motion unanimously passed.**

FINANCIAL REPORT

Motion: To approve the September Financial Report as read by Mr. Ray Michael. First: Mr. Charlie Watson. Second: Ms. Carol Ehninger. **Motion unanimously passed.**

NEW BUSINESS

Future Website Changes: FL SS have changed. Starting in 2026, all condominiums with more than 10 units must have a website, and portions of it must be password protected. The Association's current website will no longer be sufficient. VSC has informed us that they will be working with a provider that will charge us \$75.00 per month for a new website that meets all of the requirements. This will be something the Association works throughout the coming year.

Update on Wyatt's Projects: Wyatt has completed all of the pressure washing on the property. All building on Hartford St. have had the stucco repaired and painted. He currently is half way through Gilchrist Ct. stucco repair/painting. Other things the Association may have him do are: gutter clean outs, adding leaf guards to gutters, pool deck maintenance, paint/replace dumpster fence at Bldg. 28, painting the stairs.

Review of Delinquent Account: As of September 30th, 2505A owes the Association \$4,218.68. There

has been a property lien filed against the unit, and the Association's collection agency has recommended lien foreclosure procedures. The Board has discussed the situation with the attorney, and has decided to move forward. The authorization forms have been signed, as requested by the collection's agency. The Association must send \$900.00 to the attorney to get him started. This is the only out of pocket expense the Association will have, and will be added to the total of moneys due by the delinquent owner.

Motion: To send \$900.00 to Florida Community Law Group. First: Mr. Ray Michael. Second: Mr. Charlie Watson. **Motion unanimously passed.**

Discuss Short Term Rental Issues: 2705A has been renting their unit out on AirB&B for short term stays. The owner has been told, and sent violation letters regarding his behavior. A Final Notice was sent this week. The next step is fining the owner.

Pool Heaters: One of the pool heaters is malfunctioning; the control panel is non-responsive. A replacement panel costs \$399.00. This price was going to be discussed during this meeting, however, Jason Woodard, CAM noticed a price drop. \$335.00. Ms. Cynthia Tyler made a judgment call and had the part ordered. The heater is expected to be repaired next week.

Recreational Marijuana and Indoor Smoking: There have been several complaints about smoking in the buildings over the years. The smoke travels from one unit to another and upsets residents. Since the passing of Medical Marijuana use in the state of Florida, the complaints have increased and are getting worse. Now the vote for Recreational Marijuana is on the ballot in our state, and shows signs of passing. The CAM has recommended that the Board should try to get out in front of the potential problems.

Motion: To prohibit smoking of any kind inside the buildings of Greenbriar Two Condominiums. First: Mr. Ray Michael. Second: Mr. Charlie Watson. **Motion unanimously passed.**

Ms. Cynthia Tyler wanted to remind everyone to adjust their auto-pay for the upcoming monthly payment changes. The Annual Meeting will be during the first week of February, 2025. There being no further business Ms. Cynthia moved to adjourn, with a second by Mr. Ray Michael. All were in favor and the meeting adjourned at 10:47 AM.

10:47 AM to 11:00 AM

Q & A was held for any owner in attendance.