

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
September 19, 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 – Absent
Ms. Carol Ehninger, Secretary
Mr. Raymond (Ray) Michael, Treasurer
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 present. Ms. Cynthia Tyler called the meeting to order at 10:01 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the May 16, 2024 BOD Meeting. First: Mr. Charlie Watson. Second: Mr. Ray Michael. **Motion unanimously approved.**

FINANCIAL REPORT

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

NEW BUSINESS

Pool Repairs and Deck Maintenance: A Clear Water Pools repaired the broken mar-cite at the front handrail. A chemical treatment must be performed in the near future, during which the pool must be shut down for 24 hrs. This will be scheduled to coincide with pressure washing the deck. A date has not been scheduled at this time.

Bldg. 32 3B Sewer Update: The sewer main-line was holding water due to the building settling. The slab was removed, pipe replaced per code, slab re-poured, carpet re-installed. Still working on replacing the tile on the lanai. Tests were performed to ensure proper drainage.

Lift Station Issues 09/04/24: During a very bad storm, the lift station overfilled. After inspections, it is suspected that a power failure is the likely cause.

Revisit 2402B Insulation Issues: Last year the owner at Bldg. 24 2B complained about her front room

being too hot. Jason Woodard, CAM inspected the attic of the unit, and the attics of both adjacent homes. All were found to be adequately insulated. A year later, the same owner has the same complaints, and says it is getting worse. Jason Woodard, CAM is to inspect the exterior wall to determine if the insulation has settled inside the wall cavity(s). An insulation contractor should be called if necessary.

Motion: To schedule the 2025 Budget Adoption Meeting for Thursday, October 31, 2024, 10:00 AM, at the on-site office. To reschedule the October BOD Meeting for the same day as the Budget Meeting. First: Mr. Ray Michael. Second: Mr. Charlie Watson: **Motion unanimously passed.**

Building Painting and Pressure washing: Hartford Street has been completed. Buildings 27 and 28 have been pressure washed on Gilchrist Court. They are scheduled for painting next. The contractor will then continue to move down the street until completed. There being no further business Ms. Cynthia Tyler moved to adjourn, with a second from Mr. Ray Michael. All were in favor and the meeting adjourned at 10:56 AM.