

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

Jun 13, 2019

The meeting was duly posted.

Meeting Called to Order: 638pm by Tony Armer

Quorum Established (Present BOD: Tony Armer, Kiva Alvarez, Scott Grant, Tulio Zuloaga, Michele Pedulla)

Meeting Notice Verification

Ameri-Tech: Robert Kelly

Haskell Termite & Pest Control, Inc: Eric Foreman

Homeowners: Donna Kamp (1808) Dianne Twomey (1806) Donna Watts (1840) Jeannie W (1893) Ron Weining (1882) Steve Bacon (1804)

Old Business:

1. **Tenting:** Reviewed schedule for tenting. Eric was present last evening for a community meeting and again was here tonight to answer more questions, there is one more meeting on July 1. Discussed Randy as Team Lead for the community, Bob will check with Randy. Project for whole community should be done by 8-5-19.
2. **Gutters:** Wood repairs have been completed for all and a few more gutters will be added to the initial list (wood repairs have already been done for these). Quote for gutter repair for 1804, 1883, and 1885. Plan to start on 6-24, check email to give approval for additional gutters.
3. **Asphalt:** Discussed ACPLM paving for West parking lot and front of the East parking lot. Will start work on this part after tenting is completed, will complete the rest of the East parking lot in 2020.
4. **Fence:** Approved Florida Fence quote, need broken down for dog park and border fence and all in favor of quote at \$8075.
5. **Playground:** Pictures and quotes received via email and reviewed here. Will get clarification of quote without border and will approve via email. Will consider adding own border as needed.

New Business:

1. **Delinquencies:** 60 days are going to attorney; reviewed the list and all agreed with plan for 60 days and over to attorney. Discussed each unit and agree with plan.

2. **Roofs:** Need updated list. Leak in 1804, 1823, and possibly 1857. List only has 1841-1847 as "bad." Bob to reach out to Green Minority and get those with leaks on the schedule ASAP and then work on an updated list.
3. **1805:** discussed and will wait.
4. **Plants:** quote received via email for replacement plants. Suggest that we have an update of all monies available and complete this no sooner than after all tenting has been completed.
5. **Trash:** Discussed considering new company since current company has missed several pickup days. Will save for future meeting.
6. **1801:** Discussed tenant moved out, monitor for new activity. Bob to send a note.

Homeowner Discussions:

1. Discussed termite tenting with Eric, no other topics other than what has already been addressed.

NEXT MEETING: Annual Meeting Thursday, July 16 at 630 pm in Clubhouse

MEETING ADJOURNED: 830 PM Motion by Tony, Seconded by Kiva