

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

September 11, 2018

The meeting was duly posted.

Meeting Called to Order: 605 pm by Tony Armer

1. Quorum Established (Present BOD: Tony Armer, Scott Grant, Tulio Zuloaga, Michele Pedulla)
2. Meeting Notice Verification
3. Purpose of Meeting: Identify projects and their progress in preparation for budget workshop.

Homeowners: Rene (1807), Jeanne (1810), Donna (1808), Kevin (1868), Maria (1896), Greg and Marci (1825), Donna (1840), Carol (1853), Lou (1893), Andy (1834), Steve (1804).

Review of Projects from Maintenance Manager: Rene shared notebook with list of projects and progress from maintenance manager's view.

Review of Progress of Projects: Board and Rene reviewed each project addressed and need for further clarification from Ameritech. Tulio appointed to take detailed notes and contact Ameritech on the items via email for progress and deadlines of each project. These include, but are not limited to, non-approved tenants, ditch and drain clean-out, clarity of landscaping quotes, gutter quotes, paving quotes, and other waste management quotes for budget workshop. There are other single projects that require attention which include, but are not limited to, 1824 stucco repair, 1841 laundry leak, and 1883 leak. Discussed WastePro and lack of pickup of recycling (over 8 weeks since picked up properly). Tulio motioned, Tony seconded and all in favor of suspending recycling pickup and to have cans removed from property. Also noted that website is not up to date, which includes but not limited to, updated House Rules, updated board, updated minutes, and updated roof and fence project lists.

Open Discussion with Homeowners: Homeowners expressed concern of lack of response from Ameritech, including no email return, call and unable to leave a message due to full mailbox, and lack of follow-up from Ameritech when issues are discussed face to face at meetings. Several new homeowners expressed the lack of communication making their closing difficult and not receiving association fee payment books, causing it to appear that they were not paying their fees.

NEXT MEETING: Budget Workshop, October 9, 2018 @ 630 pm at Ameritech. Due to Workshop, will resume monthly meeting in November 2018.

MEETING ADJOURNED: 705 PM Motion by Tony, Seconded by Tulio