

# CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

**May 2, 2019**

The meeting was duly posted.

**Meeting Called to Order:** 630pm by Tulio Zuloaga

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

Meeting Notice Verification

**Ameri-Tech:** Robert Kelly

**Homeowners:** Kevin Probst (1868) Ron Weining (1882) Steve Bacon and Teresa Daniels (1804)

## **Old Business:**

1. **Asphalt:** Still awaiting return of deposit check from Rose Paving. Reviewed quotes available (ARI, ACPLM, SpecBuilt, All-Phase). After discussion, motion made to reach out to ACPLM by Tulio and all in favor; consider splitting job to include West parking lot and the front of the East parking lot and finish work for remaining East parking lot in 2020. Bob to reach out to John and share quotes with BOD via email and vote to start based on quotes.
2. **Gutters:** Reviewed problems with gutters related to the drip edge and increased cost. Will start to look at adding plywood. Discussed leakage causing damp interior wall in 1804. Bob to work on getting this started by early next week.
3. **Termites:** Reviewed Haskell quotes for complex tenting, approximately 50K with 6500 annual lifetime renewal. Financing with 4 buildings at a time, 30% down, and balance paid over 12 months at 6% interest. All in favor of initiating this plan, downpayment to come from termite fund and deferred maintenance reserves, the payments of \$3000 per month to come out of termite fund and operating surplus for 2019. Bob to contact Haskell.
4. **Fence:** Have quotes with Bay Area Fence Factory, Smith Fence, and pending quote from Florida Fence (came out to look at today). Will follow up once quote is available via email. Need separate quotes for replacement of fence surrounding the property and dog park area for each one, Bob aware.
5. **Playground:** Bob presented several types of playground equipment to purchase, Bob will reach out to handyman to put together. Discussed possible inclusion of all ages or two separate playgrounds. Will need to use rubberized

chips and border area for safety and aesthetics. Will readdress via email and no later than next meeting.

**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. 1803 is up for sale on 5-22-19. Received pay-off for 1835 and should reflect in the next cycle.

**Homeowner Discussions:**

1. Carport update from Bob for affected owners (Kevin and Peggy) with Bob talking to a general contractor and will check it out within the next week.
2. Lawn is being cut too short, concern with weeds, ditch behind the pool needs to be cut. Bob to talk with John Evans about this.

**NEXT MEETING: Thursday, June 6 at 630 pm in Clubhouse**

**MEETING ADJOURNED: 746 PM** Motion by Tulio, Seconded by Kiva