

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

February 11, 2020

BOARD OF DIRECTORS MEETING

Meeting Called to Order: 6:32 pm by Tony

Certify Quorum of the Board: Quorum Established (Present BOD: Tony Armer, Scott Grant, Tulio Zuloaga, Michele Pedulla)

Certify Proof of Notice: Verified

Ameri-Tech: Robert Kelly

Homeowners (signed in): Donna Kamp (1808) Donna Watts (1840) Margaret Rogan (1866)

New Business:

- 1. Insurance: Adam Lopatin-USI** Reviewed premium, noted increase due to insurance market. Have funds available with maintenance to offset increase this year, recommend plan to budget for 95-100K for next year at budget workshop. Approved policy renewal-Scott, Tulio-second all in favor, none opposed.
- 2. Delinquencies:** Reviewed, 2 may be sent to attorney for pre-lien after Robert looks into again, lien may be filed with 1, foreclosure may be filed on 4. Continue with 60 days or above delinquent to go to attorney. Fees on report reviewed do not include attorney fees, Robert to check on this.
- 3. Trash Quotes:** One available (Solar) for review, about \$100/month more than WastePro. Robert to reach out to at least one more site.

Old Business:

- 1. Fence Extension:** Ordered, about 2-3 weeks out before completion
- 2. Gutters:** 857-1861, ordered and about 2-3 weeks out and then will schedule.
- 3. Entry Lights:** Completed and board agrees look nice.
- 4. Dog Waste Signs:** 5 are ordered and should be coming this week to be put up.
- 5. Updates:**
 - a. Dog waste letters-**sent letters, one responded to Bob that it's not her dog.

- b. **Carport**-1866-68-J Bolt out measuring this week
- c. **1840 water damage**-J Bolt will contact
- d. **Landscaping**-planting in May/June, discussed cutting back Brazil Pepper trees, need for sod replacement, 1850 tree trim -Bob to meet with John Evans
- e. **Randy**- balcony repairs done; noticed pool losing water (having to add water in the morning). Bob to check into leak detection (\$400-450)

Homeowner Discussions:

- 1. Discussed 1880 deck-Bob to reach out to owner
- 2. Discussed lines for all extra parking-Bob to ask Randy to do this
- 3. Speed bump as leaving complex due to sidewalk-Bob to take care of and have Randy install
- 4. Community Newsletter discussed-plan to think about ideas and bring to next meeting, would be good to have those in the community work on this.
- 5. Clearbrooke Website reminder: <http://clearbrooketownhomes.org/>

NEXT MEETING: Tuesday, March 10 @ 630 pm in the Clubhouse

Request that reminder sign be placed the night before by Randy per homeowners

MEETING ADJOURNED: 732 PM Motion by Tony, Seconded by Tulio