

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

March 10, 2020

BOARD OF DIRECTORS MEETING

Meeting Called to Order: 635 pm by Tony

Certify Quorum of the Board: Quorum Established (Present BOD: Tony Armer, Scott Grant, Michele Pedulla. Kiva Alvarez via phone, Tulio Zuloaga joined)

Certify Proof of Notice: Verified

Ameri-Tech: Robert Kelly

Homeowners (signed in): Steve Bacon (1804), Donna Kamp (1808), Karl and Cindy (1817), Donna Watts (1840), Margaret Rogan (1866), Susan McCann (1890), Jeannie (1893)

New Business:

1. **Delinquencies:** Reviewed all, including email for 1849. 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.
2. **Trash Quotes:** Reviewed one last meeting (Solar) for review, about \$100/month more than WastePro. Reviewed County Sanitation, about \$200 less per month. Unsure of contract with WastePro; Robert to check for contract at Ameritech, may be 5 years and may increase cost through mediation. Will review at next meeting.
3. **Roof Update:** Reviewed list from 8/26/19 from Green Minority, need update and may be only three in "bad" column. Bob has another company and will get a quote for next meeting. Currently have enough for 1 building roof in the budget, will decide after next meeting.
4. **Rental Units:** Restarted working on list, may be as high as 22. Bob to send out letters to ensure we have an accurate list and present as soon as updated. Discussed several units that were suspected rentals without completing paperwork. Bob to investigate.

Old Business:

1. **Fence Extension:** Completed, looks great, included gate for landscapers.
2. **Gutters:** 1857-1863, wood has been replaced, gutters to be installed in a few weeks.

3. **Palms:** Palms to be trimmed this week. Discussed several dead palms (1802, between 1804-1806) Bob to let John Evans know.
4. **Restating Docs:** Reviewed that board still wants this done and to proceed.

Homeowner Discussions:

1. Discussed 1880 deck-Bob to reach out to owner-will do now.
2. Discussed abandoned car-Kiva to address
3. Landscaping-weeds discussed again. Bob to talk to John Evans about this.
4. Dog Park: Request light for nighttime. Bob to start with Randy and may need electrician to install. Recommend motion light.
5. Speed bump as leaving complex due to sidewalk-Bob reviewed that is \$220 for the whole kit, board approved to take care of and have Randy install
6. Clearbrooke Website reminder: <http://clearbrooketownhomes.org/>

NEXT MEETING: Tuesday, April 7 @ 630 pm in the Clubhouse

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

MEETING ADJOURNED: 722 PM Motion by Tony, Seconded by Tulio