

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

May 10, 2021

BOARD OF DIRECTORS MEETING

Meeting Called to Order: 6:33 pm by Tony

Certify Quorum of the Board: Quorum Established (Present BOD: Tony Armer, Donna Kamp, Peggy Rogan, Michele Pedulla via phone, Kiva Alvarez)

Certify Proof of Notice: Verified

Ameri-Tech: Robert Kelly

Homeowners (signed in): Cynthia Kluss - 1817

New Business:

- 1. Wind Mitigation Reports:** Setting up with Watertight Roofing for recent roof replacement buildings, have confirmation from two of three buildings (1848 and 1874). Will move forward on Thursday, time TBD, with the two buildings and if not able to confirm for third building (1855), will do with next set of roofs. Bob to check with Watertight and another company to see what cost would be to complete for all buildings. This usually helps to reduce homeowner insurance. More to come.
- 2. Aggressive Dog (1846):** Improvement from past discussion with owner but need to readdress per concerns due to not following parameters discussed and several homeowner complaints. Bob to arrange call with board member(s) and owner. More to come.
- 3. Overgrowth of Elephant Ears (1874):** Attempting to clear but is very difficult and would like addressed. Bob to discuss with John Evans about methods to remove roots and plants.
- 4. Increased Fly Issue:** Noted in some areas of the community. Some may be due to deceased rodents in walls and attics (has happened to several homeowners). Reminder to owners to bag up all trash, keep covered, and clean trash can regularly. Will monitor.
- 5. 1819 Concerns:** Numerous complaints by neighbors of concerns including parking in other's spots, grilling and having parties and not cleaning up after as well as paint/glitter leaving stains on new asphalt. Garbage not taken out regularly resulting in smell, maggots noted when trash on ground. Pungent smell from 1819 that filters to neighbors' homes inside and outside. Dryer is noted not to be vented outside. Bob to contact owner and address since these are tenants, verify that lease is up to date and discuss infractions.

6. **Stucco Repair Update:** Repairs done, need stucco -1818/1820, 1896, 1826/1828. Mike – 1826 requesting payment for past work; Bob will inform to pull receipts and proposal and review with board.
7. **Vine (1833):** Board agreed vine needs to be removed. Bob to check with John Evans to see if he can remove. More to come.
8. **Roots growing through asphalt (1891):** Bob to assess.

Old Business:

1. **Roofing:** 1826-1832 and 1841-1847 are the remaining buildings on the “bad” list; starting soon, paper signed today to allow to pull permits.
 - i. **1853 Gutters:** Removed during roofing; Bob to discuss with Watertight Roofing and have them re-installed. Will be doing soon.
 - ii. **1866 Laundry Room Roof Leak:** Bob to talk with Watertight to complete this. Will be doing soon.
 - iii. **1820 Laundry Room Leak:** Bob will add to list to repair when Watertight on property.
2. **Sidewalks:** Need walkthrough and start looking at repair options, Bob to arrange.
3. **Lights:** From past meetings, may mark as resolved.
4. **Stripe in 1806-1808 Carport:** Not completed with paving, Bob to have Randy paint.
5. **Rules and Regulations Notice Update:** Discussed in the past, Bob to revisit and share with BOD prior to sending to owners.
6. **Delinquencies:** Reviewed, continue with 60 days or above delinquent to go to attorney.

Homeowner Discussions:

1. Discussed during meeting, no new items.
2. Clearbrooke Website reminder: <https://clearbrooketownhomes.org/index.php>

NEXT MEETING: Monday, June 14 @ 630 pm in the Clubhouse

ANNUAL MEETING: July 26th

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