

# CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

**November 8, 2021**

## **BOARD OF DIRECTORS MEETING**

**Meeting Called to Order:** 6:45PM by Tony

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

**Certify Proof of Notice:** Verified

**Ameri-Tech:** Robert Kelly

**Homeowners (signed in):** Various

### **New Business:**

- 1. Michele Pedulla's Resignation / New Board Member:** Stephen Fogel of Clearbrooke volunteered to be the new board member as the Secretary. Tony made motion to approve, 2<sup>nd</sup> by Donna, unanimous all in favor approved.
- 2. Documents - Condensing & Modernizing:** Attorney reviewed and had sent a proposal which was approved within the budget meeting. Attorney wants to set up a meeting with the at least a few board members to go over project.
- 3. Reschedule Compliance Meeting:** 1819 owner could not make the second fining meeting and it has been rescheduled for November 17, 2021. If there continues to be non-compliance, then it will be turned over to the attorney for mediation.
- 4. 1845 Laundry Leak:**
- 5. 1818-1824 Reroof:** Robert is scheduling to have this done soon.

### **Old Business:**

- 1. Letters/Fines:** 1815 despite letter sent 10/25/21, the drain has still not been fixed to be internal with the hole at the bottom, Additional letter to be sent to 1871 for broken window, 1880 hole in wood & clutter in parking space
- 2. Wheel Stops / Paving:** Vendor coming the week of 11/15/21 per Robert.
- 3. Gutters:** 1841-1847, 1809 & 1825 need cleaning. Robert to call and set up.
- 4. Large Dog:** 1803 – Owner sent a letter dated 11/3/21 demanding the unregistered guest fill out an application and the large dog over 30 pounds to

be removed immediate or files will start. There has been no response so a fining committee meeting to be set up.

**Homeowner Discussions:**

1. **1884 & 1874:** The tree in between these two buildings to leaning over so far that you have to duck under it to walk by. Need a quote from John Evans.
2. **1842:** Mold issue persists. Robert needs to determine who is responsible.
3. Clearbrooke Website reminder: <https://clearbrooketownhomes.org/index.php>
4. For those interested, please join our private community Facebook Group named Clearbrooke Clearwater Neighborhood.

**NEXT MEETING: December 20, 2021 at 6:30PM in Clubhouse.**

**MEETING ADJOURNED: 7:24PM** Motion by Tony, Seconded by Kiva