

## Clearbrooke Townhouse Condominiums

### Board of Directors Meeting

January 24, 2022

#### I. Call To Order

**Meeting Called to Order:** 6:32pm by Tony

**Certify Quorum of the Board:** Quorum Established (Present BOD: Donna Kemp, Steve Fogel, Kiva Alvarez, and Tony Armer)

**Ameri-Tech:** Robert Kelly

**Homeowners** (signed in): Various

#### New Business

Insurance Renewal- Adam Lopatin discussed our property insurance renewal and different options we have for our policy. Board approved 2% deductible total price \$114,898.20.

Paving- 6:46pm Board meeting on Thursday on spots that need be fixed.

Moisture Damage 1882- 6:50pm Schedule General Contractor to determine damage. Spoke about J-Bolt coming out.

#### II. Repairs/ Maintenance- 6:55pm

- a. Pepper trees removal, \$200 to get them trimmed
- b. Getting price on trim and removal waiting on clarification
- c. Get light fixed on pole
- d. Walk with John for landscaping

#### III. Old Business

Delinquencies- 7:03pm Discussed arbitration on unit 1819, 2/10/22 virtual mediation meeting.

Fining Committee- 7:13pm Packets will be sent out to the following

- 1847 Awnings need to be taken down before selling.
- 1820 Awning needs to come down, two letters have been sent, and fining letter has been approved.
- 1845 Letter being sent to owner on trailer parked in lot to be removed.
- 1825 still needs gutters cleaned

- Garage sale was a question, brought up a proposal for next meeting.
- 1833- Came to speak on his fines on his clutter.
- 1825- Needs walkway re paved due to cracking.
- 1817- Stoop not leveled.
- 1840- Sign in window needs to be removed.

The board meeting adjourned at 7:46pm

The Board of Directors approved these Minutes.