

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

Monday, June 6, 2022

Website: <https://clearbrooketownhomes.org>, Facebook Group: Clearbrooke Clearwater Neighborhood

BOARD OF DIRECTORS MEETING

Meeting Called to Order: 6:53 PM by Tony Armer

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

Certify Proof of Notice: Verified

Certify Minutes From Last Meeting: Didn't receive. Will hold until next meeting.

Ameri-Tech: Robert Kelly

1. .

Old Business:

1. Violations:

- a. **Dog Waste Behind Building 1811:** Camera was purchased & Mike to install. Resident in 1813 agreed to let Association use her Wi-Fi for camera.
 - b. **1827 AC Drain Line:** Done
 - c. **1858 Conduit Line:** Needs 2nd letter to resident to remove line.
2. **1801 Oil Stain:** Asphalt company called & will require a cutout and redo a 13x14 foot piece for \$2,500. Bill sent to Homeowner.
 3. **1825 Stoop:** Have not yet been able to find a mason to repair or replace stoop.
 4. **1817 Stoop:** Have not yet been able to find a mason to repair or replace stoop.
 5. **1839 Termite & Mold Repairs:** Received two quotes around \$80,000. Ameri-Tech to find out if we can sell Clearbrooke's rental until to cover the cost. Or we will schedule an assessment to the residents.

6. **1809 Window/Water Intrusion:** Back bedroom wall getting wet. Not satisfied with contractor that did the leak analysis, so Ameri-Tech is getting another specialist to locate the leak. Need invoice.
7. **Parking Stripes Behind 1868:** The parking stripes are no longer visible. Hold off for now as it's not a priority.
8. **Landscaping:** Spoke with John Evans, the landscapers will start planting now native Florida plants in the sections where there are no plants which is an eyesore. It is best to start in June when the rainy season starts since there are no sprinklers in the flower beds. Evans had already sent a quote and will continue to plant as funds allow.
9. **Storm Drain:** It has now been cleaned.

New Business:

1. Delinquencies:

- a. **1835:** Tenant will call tomorrow to pay & start auto-debit.
 - b. **1843:** Send delinquency letter to actual unit as renter moved out and owner moved in.
 - c. **1871:** Send delinquency letter.
2. **Spectrum Cable & Internet Bundle:** July 2022 will be the first bill from Spectrum sent to Ameri-Tech. Special assessment approved.
 3. **1883 Window/Water Intrusion:** Looks like coming from the gutter. Ameri-Tech will handle.
 4. **1894 Trash:** Ameri-Tech sent letter to handle.

Homeowner Discussions:

1. **Pool Furniture:** Falling apart. 1821 owner volunteered to pick up some new furniture.
2. **Pool:** Pool has crack outside of pool. Ameri-Tech to check with pool company.
3. **1895 Cracks on Sidewalk:** Ameri-Tech to look into it.

MEETING ADJOURNED: 7:46 PM Motion by Tony, Seconded by Kiva