

Clearbrooke Townhouse Condominiums

Board of Directors Meeting

March 14, 2022

I. **Call To Order**

Meeting Called to Order: 6:30pm 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

II. **New Business**

Spectrum Cable & Internet Bundle- 6:32pm

- Question & Answer from Owners
- Voting Started @ 7:04pm
- Vote passes unanimously @ 7:05pm

Delinquencies- 7:06pm

- 1883- No delinquencies association owned
- 1871- 2 month owed notices going out

Subterranean Termites- 7:15pm

- All units will be signed up to be done does not have to be done this year.

1882 Wall Update- 7:17pm

- \$4,336 to fix water damage Approved by board.

1839 Termite & Mold- 7:19pm

- 1st estimate \$40,000 waiting on 1 more quote.

1831 waiting on appointment- 7:22pm

- Waiting on appointment

1819 Arbitration- 7:25

- Waived legal fees
- Dog feces still not being picked up discussed cameras

1803 Dog- 7:29pm

- Updated Letter

1815 Drain Pipe- 7:30pm

- Drain has been removed waiting on credentials.

1820 Awning- 7:31pm

- Taken down did not patch holes yet.

1827 AC Drain Pipe- 7:32pm

- Second letter sent out on 3/3.

1871 Broken Windows- 7:33pm

- Still broken needs date for fining, reach out.

1801 Oil leak- 7:34pm

- Discussed oil leak on pavement
- Bob spoke with owner, will have Mike take a look
- Bob will reach out to owner about speaking with neighbors

1864 Pipe Cover- 7:46pm

- Pipe cover ok if it follows gutter and not in front of building

Landscaping- 7:52pm

- Bob will talk with John on weeds.
- 1843 front yard is weeds but not much, we can do.

Adjourn Meeting- 8:07pm

- 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.