

Clearbrooke Townhouse Condominiums

Board of Directors Meeting

November 14, 2022

I. Call To Order

Meeting Called to Order: 6:35 called by tony

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

Ameri-Tech: Robert

Homeowners (signed in): Various

II. **Adam Lopatin USI Insurance Service**- spoke about possible 40% increase in February waiting on renewal price.

III. Old Business

- **1890-1896**- Still waiting on permit for roof
- **Car stops at parking spaces**- they are painted and just need to be placed.
- **Gutter replacement** -1818,1839,1874-1878,11/15 1806,1815,1832,1826 on 1
- **Termite tenting** – Completed
- **1892 water intrusion**- Completed
- **Drainage Ditches**- County is coming out to inspect those.
- **Asphalt**- still in the works.
- **Pile of debris next to shed**- Mike will take it over to the dump.
- **1868 Fence & Balcony**- We have a quote for \$850 for all spindles, only need 1. Peggy will ask.
- **Parking in Driveway**- 1831 letter has gone out for parking in driveway will be sending a second letter.

IV. New Business 6:40pm

- **Needed Repairs**- List of multiple units that need- Stucco crack repair, Leaks in need of repair, Miscellaneous repairs (spindle, fence, drywall, gate lock, leak at floor) Multiple units that are still in process of repairs,
- **Completed Repairs**- 1870-fence, 1878-replaced rotted trim, 1810-Leak into downstairs from balcony, 1814-roof leak at vent.
- **Camera Feed**- Pool camera is sent to tony and donna, second camera will be set up and sent to donna. Steve will work with Donna to set it up.
- **Hurricane Shutter protocol**- No answer on this at this time.
- **1809 Jbolt complete repair by painting**- Waiting to see if its part of the quote.
- **Painting quote and siding information**- No painting needs to be done this year.

- **Violations Discussion-**
 - i. 1831 parking-needs second letter,
 - ii. 1819 parking motorcycle- first letter sent out has been addressed and taken care of. ,
 - iii. 1829 inoperative vehicle oil leak- owner said it will be gone this month first letter sent,
 - iv. 1818 no commercial vehicle on property 1st letter sent needs second letter.
 - v. 1833 closed.
 - vi. 1846 Pitbull no muzzle has been notified and has muzzle.
- **1877 Tree stump-** Looking to get stump removed.

Adjourn Meeting- 8:15 pm