

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

February 13, 2023

I. Call To Order

Meeting Called to Order: 6:32pm by Tony

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

Ameri-Tech: Amber Massotto

Homeowners (signed in): Various

II. Homeowners Questions

- Marie- Swale is filled with leaves and not draining and now fence is rotting. County is saying condo is responsible for clean out.
- Christine- Would like to address the pool, concrete gets slippery when wet, and like to get new furniture.

III. Old Business

- **1890-1896 Roof-** Roof to install larger drip edge
- **Drainage Ditches-** Working with other department to see if they can take care of the ditch.
- **Camera Feed-** adding new card under the payment settings.
- **1883 Lease Renewal-** Notice went out on rate increase no response.
- **Insurance Renewal-** Total cost 144,117 which is 12,493 per month, currently in good standing.
- **Maintenance Trailer-** Conner is looking to fix trailer and empty by renting a truck.
- **Golf Cart-** Will look at getting the one fixed, will look at how much it costs to fix and what a used one will look at.
- **Website-** Needs to be updated, Rules and regulations page 6 no large debris removal. Updated docs as well, Peggy will send over to Amber.
- **Pressure Washing-** Conner fixed and will continue to pressure wash.

IV. New Business

- **Repairs & Maintenance-**
 - i. 1840 water intrusion from outside carpet not allowing water to runoff, Conner is going to look and determine if that is the issue.
 - ii. Waiting on bid for window replacement for club house.

- **Manager's Report**
 - i. Question on why sewer is more expensive on certain buildings.
- **Violation Discussion**
 - i. No violations.

Adjourn Meeting- 8:00pm