

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

March 23, 2023

I. Call To Order

Meeting Called to Order: 6:30 by Donna Kemp

Certify Quorum of the Board: Quorum Established (Present BOD: Donna, Peggy, Stephen)

Ameri-Tech: Robert Kelly, Angela Johnson

Homeowners (signed in): Various

II. Homeowners Questions

- Question on getting year end financials? Was told he has to request it in writing.
- Looking for proof of extra parking spot being grandfathered in.
- Question on seeing progress on requests? Spoke about wall needing to get fixed waiting on finding the leak before repair takes place. Next step is getting Rick from dry solutions to determine where the leak is.
- Issue with door hinge and its homeowner's responsibility.
- Cracks in wall of unit 1895 was asked to take pictures and send over to Angela.
- Where do we stand on laundry room roofs of 1840 & 1836 and multiple units received proposals and will bid on it.
- 1840 still waiting on wall to be looked at for leaks next time it rains, will send out Rick from dry solutions to take a look.

III. Old Business

- **1890-1896 Roof- Roof** repairs are done
- **1810-** Roof replacement proposals have been approved.
- **Roof Replacement-** Maintenance shed waiting on second quote.
- **Drainage Ditches-** Research still in progress.
- **Pressure Washing-** Conner fixed and will continue to pressure wash.

IV. New Business

- **Repairs & Maintenance-**
 - i. 1892 still find out Rotted wood.
 - ii. Golf cart waiting to get price on quote to fix.
- **Manager's Report**
 - i. Bids approved on pool deck from Lowes.
- **Violation Discussion**
 - i. No violations.

Adjourn Meeting- 8:00pm