

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

May 15, 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, Kiva)

Ameri-Tech: Angela Johnson

Homeowners (signed in): Various

II. Homeowners Questions

- 1812 concern on new roof can see daylight through attic. Will call roofing company to inspect.
- 1845 roofer never came to check out laundry room leak issue.
- 1845 landscaping issue where they are cutting plants when asked not to.
- 1842 drainage filled with debris and fence sitting in water, need west ditch cleaned out. Trying to see who is responsible.
- 1882 complained of termites.
- 1816 repairs done to the south wall have not been complete, conner is scheduled to take care of it.

III. Old Business

- 1810-1816 Roof- Completed
- 1845,66,74 Gutters- Completed
- 1890-96 Wind Mitigation- Completed
- Tree Trimming- Completed and 1845 tree is next.
- Pool Deck Resurfacing- Tech is coming out to inspect and meet with Angela. 5/17 @2pm
- Drainage Ditches- Getting Bids on cleaning West ditch only.

IV. New Business

- Repairs & Maintenance-
 - i. Water meter nothing needed to be done.
 - ii. Roof maintenance shed bidding taking place
 - iii. Pressure washing is going to wait until we are ready to paint
 - iv. Termite inspection renewals waiting on reply on inspection.
 - v. 1812 schedule windmit with homeowner.
 - vi. 1834- Drywall needs to be repaired on Connors list.

- **Compliance**
 - i. **1865-** Who is residing at location. Need information on occupants
 - ii. **1815-** Cleared
 - iii. **1869 &1871-** Carports have been changed
 - iv. **1886-** Speeding has been spoken to.
 - v. **1830-** Unknown man is the boyfriend of the homeowner.
 - vi. **Trailer-** Connor is going to take care of this.
 - vii. **Roundabout-** Look into possible change besides curb.
- **Bids & Proposals**
 - i. **Lawn Service-** No contract in place on month to month will meet to discuss what is needed and get bids from other lawn companies.

Adjourn Meeting- 8:20pm