

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

August 12th, 2024

I. Call To Order

Meeting Called to Order: 6:03 by Robert

Certify Quorum of the Board: Quorum Established (Present BOD: Robert, Peggy, Tony, Kiva)

Certify Minutes From Last Meeting: Yes

Ameri-Tech: Angela Johnson

Homeowners Speak:

- 1871- Gutter cleaning, ant problems, laundry roof leak, stucco crack outside back wall, fence falling apart and have been waiting on a new one.

II. Old Business

- Rental unit, The title says clearbrooke. There is missing information and the title is considered defective. This needs to be remedied before the unit can be sold.
- Duke tree trimming follow up.
- Fire extinguisher installed.
- Condo certification courses are good for 7 years. Angela will share info for the board to take courses before the end of the year.
- 1 hour continuing education course needed every year.

III. New Business

- Doc storage, board can review what gets shredded by statue.
- 1857 needs interior wall repair from previous poor installation by clearbrooke maintenance staff.
- Conversation of potential assessment due to insurance evaluation determining that the community is under insured.
- Requested further review by association's insurance agent.
- 849 sent to attorney and fining letter.

IV. Repairs & Maintenance

- 1816, 1831 move forward with repairs
- 1826 drywall repair quote needs modifications.
- 1840 examination of laundry room

V. Manager's Report

VI. Next Board meeting- September 9th @6pm

VII. Adjourn Meeting @ 7:35pm

