

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

September 9th, 2024

I. Call To Order

Meeting Called to Order:

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

Certify Minutes From Last Meeting: Yes

Ameri-Tech: Angela Johnson

Insurance Company Conversation:

- Went over appraisal from FPAT, replacement cost is \$16,717,095. We are waiting on one more appraisal to see difference in replacement cost and make a decision.

Homeowners Speak:

- 1822- Back door is leaking through the screened enclosure since work has been done on the car port.

II. Old Business .

- Issue with trees covering power lines, will see about getting the power company to trim back from lines.
- Verizon boxes can be a hazard due to not being locked, board discussed filling in the holes with dirt and stone.
- Rental condo will look into updating title so we can sell to renter. Currently there is a defect in the title the way its currently written.

III. New Business

- ESA Clarification- ESA pet counts as 1 and owners are not allowed to have 1 ESA and 1 non ESA Pet.
- 1876 Laundry Room Leak- This has been checked by roofers and is currently on our list of properties to work on. Angela will send this over to Jenn at specialty builders.
- 1849 Damage- On the back of the building a piece of the stucco had dislodged and fell through the screen Lanai. Specialty builders won't touch it, Angela will reach out to RLS to see if he can repair.
- Architectural Changes, concrete pouring of patio areas on the following units:
 - i. 1807, 1832,1847, 1855, 1863, 1865, 1866.
 - ii. Board is not moving forward on changes to patio area from 20 years ago at this time.

IV. Repairs & Maintenance

- No new repairs to approve at this time.
- 1864 & 1828 is ready to start work.
- Waiting on quotes for 7 different jobs to be completed.
- 1821 needs gutters looked at on back of the building.
- Sewer Manhole were inspected and passed.

V. Manager's Report

VI. Next Board meeting- October 14th @6pm

VII. Adjourn Meeting- By Donna @ 7:54pm