

Clearbrooke Townhouse Condominiums

Board Of Directors Meeting

February 19, 2024

I. Call To Order

Meeting Called to Order: 6:04 by Angela

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

Certify Minutes From Last Meeting: Yes

Ameri-Tech: Angela

Homeowners (Questions): Various

- 1835- Question on landscaping and if we will be notified when work is being done.

II. Old Business

- Realtor Responsibility for rental Units- Question on why we were charged \$700 when we found the renter.
- 1816,1806,1828- Angela meeting Scott on property tentatively on 2/22
- 1879 possible water issue with stucco will have Scott look at that as well.
- 1806 will have balcony looked at for possible repair.
- 1858-1864 wind mitigation- Roof is completed waiting on home owner to give approval for inspection.
- 1822 new gutter- signed proposal waiting on eta for replacement
- 1845 gutter repair- waiting on eta for repair.

III. New Business

- Landscaping-
 - i. Repairing bug damage and re sod for no charge. 2/21 they will return to finish the job.
- Fire Ants-
 - i. Contract with landscaper for pest control, pest control is bi monthly but landscaper can treat for ants when needed.
- Repair & Maintenance
 - i. 1891 needs owner to submit work orders.
- Managers Report
 - i. Financials were emailed 2/7/24
 - ii. 1819 & 1864 fence was completed waiting on rigging to be taken down for 1864.
 - iii. Sewer scope is completed.

- iv. 1865-71 wind mitigation is completed.
- v. Proposal for fishing line over pool area \$1300 we will wait on.
- vi. Repair Round a bout \$790 we will wait on.
- vii. Getting another quote on pressure washing sidewalks.
- viii. Credit Card points can be transferred out to a gift card.
- ix. Appraisal needed by March
- x. 1883 lease renewal end of March

- **Violation Discussion**
- **Next Board meeting**- March 18th @6pm
- **Adjourn Meeting- By Donna @ 7:45**