

## Clearbrooke Townhouse Condominiums

### Board Of Directors Meeting

May 13, 2024

#### I. Call To Order

**Meeting Called to Order:** 6:01 by Peggy

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

**Certify Minutes From Last Meeting:** Yes

**Ameri-Tech:** Angela

#### **Homeowners Speak:**

- 1839- asked about grass being put in since no grass is in the front. Will look to see if we can add it to the list.
- 1895- Wall has been fixed but will be painting soon.

#### II. Old Business.

- Fire extinguisher needed for 1868 and adjustment on invoice still waiting to hear back.

#### III. New Business

- Lawncare outside club house sending pics to john.
- Saw for small tree limbs- can remove tree limbs outside 1839.
- Clipboard for signing out tools, not going to set that up at this time.
- White truck- This is not a business truck but its located in the parking lot. Sending a letter about running idle for long periods of time.
- Duke on trees on east side of property- will have to follow up.
- Get a price on tree trimming.
- 1826 needs gutters.

#### IV. Repairs & Maintenance

- 1825-31 Electrical repairs, scheduled for 5/22
- 1806- Scheduled for 5/20 to repair balcony
- 1816- \$500 to replace drywall specialty builders, will find out why we are being charged for this.
- 1859- Laundry room roof has been completed.
- 1855- Plumbing, waiting on Dunedin proposal.
- Ants are still a problem we need to have a new plan.
- Damaged electrical box received proposal for \$315 this has been approved.
- Gutters are rescheduled.

- 1887 will get specialty builders out to inspect the leak and give estimate.

V. **Manager's Report**

VI. **Next Board meeting**- May 13<sup>th</sup> @6pm

VII. **Adjourn Meeting- By Donna @ 7:40pm**