

## **CLEARBROOKE TOWNHOUSE CONDOS**

### **ANNUAL MEETING**

**Monday, June 09, 2025**

**Website:** <https://clearbrooketownhomes.org/>

**Facebook Group:** Clearbrooke Clearwater Neighborhood

1. Meeting Called to Order: 6:18 PM by Robert Augustine
2. Appoint Chairperson to the Meeting: Robert appointed Angela Johnson as Chairperson of the meeting.
3. Proof of Notice of the Meeting: Two notices of the meeting were mailed to all homeowners.
4. Certifying of Proxies & Establish Quorum: 15 proxies received so no Quorum.
5. Read or Waive Minutes of Last Members' Meeting & Motion to Approve: The Secretary was not in attendance and did not have prior annual minutes. Will get annual minutes to approve.
6. Candidates Have Read and Agree to Abide by Association Documents: Those in attendance Peggy, Robert and Kiva all agreed and have done the required 4-hour course.
7. Election of Directors: No election needed as there was no new request for new board members. The Board will continue as is. President: Margaret (Peggy) Rogan, Vice President: Robert Augustine, Treasurer: Kiva Alvarez, Secretary: Stephen Fogel
8. Reports of Officers and Committees: N/A
9. Unfinished Business:
  - a. 1857 Pipes – Angela reached out, no reply yet
  - b. 1857 - Pineapple plants being eaten by rats. OK to remove.
  - c. East Side Ditch – Emailed CCC Maintenance to fill up the holes they created to dump more water into the Clearbrooke's Ditch which cannot handle the extra load.
  - d. 1883 Clearbrooke-Owned Unit for Sale – Received a \$160K offer from an investor. Estimated Clearbrooke's share to be around \$149K. Board approved to drop sale price to \$179,999 and will reevaluate in a few weeks if still no sale.
  - e. Special Assessment – 47 units to still pay assessment. Ameri-Tech will follow-up.

- f. Windows – Ameri-Tech to find someone who will check all windows and bill units to repair them since window's are the owner's responsibility. We need to proactively check for leaks before they become a big problem.
  - g. 1832 – Unapproved Renters. They say they will leave July 1. They have 3 cats and will be sent to the fining committee.
  - h. 1840 Roof – No 1 Roofing says it's completed, owner says it is not. Jonas will take a look at it and Angela will add it to the walkthrough with No 1 on June 11
10. New Business:
- a. Open Forum:
    - i. Bird Feeders – President wanted to know if bird feeders are ok and we did not see anything in the rules to say they are not ok at this time.
    - ii. Cat Feeders – 1838 & 1841 are continuing to feed the cats and will go to the Fining Committee. 1837 has a cat trap.
    - iii. 1809 Rusted Water Softener – Send letter to remove it.
    - iv. 1806 – Needs packets for fining meeting.
    - v. Pool Crack – A large pool crack was noticed going through the pool and the deck. Angela will talk to the Pool company & also will have one depth marker replaced that had failed inspection (faded so difficult to read it clearly).
    - vi. 1854 Leak – Paid \$3K to open wall to find leak but needs another \$5K for further investigation. Approved.
    - vii. 1863 Stucco Cracks - \$6K approved.
    - viii. 1880 Stucco Cracks - \$4K approved.
  - b. Seating of New Board
    - i. Will continue as is. See #7 above.
11. Adjournment. Meeting adjourned at 7:30 PM.

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

### **BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

1. Call to Order: 7:30 PM
2. Appoint Chairperson of the Meeting: Robert appointed Angela Johnson as Chairperson of the meeting.
3. Appoint Officer Positions. These remain the same. President: Margaret (Peggy) Rogan, Vice President: Robert Augustine, Treasurer: Kiva Alvarez, Secretary: Stephen Fogel
4. Adjournment: 7:31 PM