

Clearbrooke Townhouse Condominiums
Board of Directors Meeting /*
February 10, 2025

- I. **Call To Order**
Meeting called to order: 6:02pm by Peggy
Certify Quorum of the Board: (Robert, Peggy, Kiva, Steve)
Ameri-Tech: Jenny
Homeowners: (singed in): Various
- II. **Homeowners Questions**
 - a. **Various-** question on how the rental list works and where we stand currently.
- III. **Insurance Update-** Went over new rates and seeing 9% decrease, also spoke about carports and how they are covered.
- IV. **Old Business**
 - a. **Sidewalk Update-** Angela is just waiting on a date.
 - b. **Carport Update 1839,1849,1879-** These are done, just waiting on last repair tomorrow.
 - c. **Rental Unit 1883-** Still working on getting paperwork together to sell unit.
- V. **New Business**
 - a. **1838,1862,1811-** Sent over to Jonas to prepare estimate.
 - b. **Pool Proposal-** Chlorinator \$4,430 (25% Saving on chemicals) Salt System \$3,760 (20% savings on chemicals)
 - c. **Fire Masters-** Still waiting on getting someone out for repairs to extinguishers.
 - d. **1816-** Getting credit from specialty builders to possibly use towards unit 1816.
- VI. **Repairs & Maintenance**
 - a. 1854- Entire wall- upstairs and downstairs inside and outside repair
 - b. 1818- Caulking entryway and awning.
 - c. 1875- balcony Railing
 - d. 1869- Front lower stucco
 - e. 1863- all 3 side's- front/back and side wall sealing.
 - f. 1847- Stucco around door frame.
 - g. 1876,1874- Stucco crack 8ft on side wall.
 - h. 1882 Counter flashing on Florida room- Homeowner responsibility, waiting on proposal.
- VII. **Manager's Report**
- VIII. **Violation Discussion**
- IX. **Adjourn Meeting- 7:17pm Next board meeting 3/10/25**