

Clearbrooke Townhouse Condominiums
Board of Directors Meeting
April 7, 2025

- I. **Call To Order**
Meeting called to order: 6:13pm by Peggy
Certify Quorum of the Board: (Robert, Peggy, Kiva, Steve)
Ameri-Tech: Angela
Homeowners: (singed in): Various
- II. **Homeowners Questions**
 - a. **Various-** question on how the rental list works and where we stand currently.
- III. **Old Business**
 - a. **No 1 Roofing (1825,1840,1865)**- coming out 4/8 to look at roofs will look at other companies since the delay to get this done.
 - b. **Sale of 1883**- Waiting to put on the market, estimated date end of the month.
 - c. **Website Updates**- Taking Tony off and getting Stephen Fogel Certificate.
 - d. **Status of Stucco Repairs**- Waiting on CutRite to give us a proposal, these were already viewed.
 - e. **Pool Pump**- pump is still working, need to get a price on if we need a new pump, and we will only pay the 385 per month which includes chemicals and chemical controller. Board approved the monthly proposal for chemicals and system.
- IV. **New Business**
 - a. **Irrigation Pump**- power is working but timer is not need someone to come out and look into it.
- V. **Repairs & Maintenance**
 - a. Look into pressure walking all the sidewalks, looking for a proposal.
 - b. Gutter for 1828, 1825, 1870 for front entrance, will reach out to Blue Sky.
- VI. **Manager's Report**
- VII. **Violation Discussion**
- VIII. **Adjourn Meeting- 7:59pm Next board meeting 5/12/25**