GREENBRIAR OF CITRUS HILLS
BOARD OF DIRECTORS MEETING
MARCH 25, 2024

LOCATION: **GREENBRIAR POOL SIDE**
                       240 E GLASSBORO COURT
                       HERNANDO FL 34442

TIME: **4:00 P.M.**

AGENDA

I.   **Call to Order**

II. **Verify Quorum**

III. **Proof of Notice of Meeting**

IV. **Motion to approve prior minutes: December 28th, 2023 Financial Waiver Meeting, December 28th, 2023 BOD Minutes & March 11, 2024 (MOTION)**

V.   **New Business**

   1. **Ratify Motion to hire new legal counsel Dan Greenberg for Association representation. (MOTION)**

   2. **Approval of Financial Statements provided to Association December 31, 2023, January 31, 2024 & February 29, 2024. (MOTION)**

   3. **Ratify Motion to approve installation of new bronze double pan windows for 261 # Hartford St 6B. (MOTION)**

   4. **Discuss and possible approval of installation of leaf guards for certain buildings. (MOTION if approved)**

   5. **Discuss and possible approval of installation of vinyl fencing regarding 3 additional drainage locations. (MOTION if approved)**

   6. **Discuss and possible approval of the Revised Carport Rules (MOTION if approved)**

7. **Discuss and possible approval to go further is a Bulk Contract for Internet only (MOTION if approved)**

8. **Discuss and possible approval to get Association an Alliance credit card for maintenance department (MOTION if approved)**

9. **Discuss surfacing tennis court located on Essex for conversion of a Pickle Ball Court**

10. **Ratify the expenses for pool repairs, new pump/labor material and repair of chemical pumps. (MOTION)**

11. **Discussion on solar lights for signs to each complex**

12. **Heater needs a new control panel would like approval to purchase this item and have maintenance crew install. Approximate price $_____ (MOTION if approved)**

VI. **Old Business:**

- **Condo Leaks – 195 E Hartford 7A completed**
- **Maintenance – leaks are still being repaired / stairs are being inspected for necessary repairs / hand rails will start to be prepped and stained starting with Hartford Street first.**

VII. **Homeowners Concerns – 3 minutes for each homeowner**

VIII. **Adjournment**