

GREENBRIAR OF CITRUS HILLS BOARD OF DIRECTORS MEETING APRIL 15, 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: March 25, 2024. (MOTION)
- V. New Business:
 1. Motion to approve the resignation of Ellen Mullaney. (MOTION)
 2. Motion to appoint Treasurer Position. (MOTION)
 3. Approval of Financial Statements provided to Association March 31, 2024. (MOTION)
 4. Review two cases that are at collections 1702B & 1002B
 5. Discuss and approved trimming and removal of two trees: 1 on Hartford & 1 on Glassboro – estimated price \$2,600. (MOTION)
 6. Discuss and possible changes to the #14 Animals in the Rules and Regulations
 7. Discuss and possible approval of replacement Condo Numbers for 57 units (MOTION)
- VI. Old Business:
 1. Revisit the possible approval of installation of leaf guards for certain buildings. (MOTION if approved)
 2. Revisit the possible approval of the Revised Carport Rules. (MOTION if approved)
 3. Revisit the possible approval to go to a Bulk Contract for Internet only. (MOTION if approved)
- VII. Homeowners Concerns & Suggestions
- VIII. Adjournment

**Greenbriar of Citrus Hills
Board of Directors Meeting
March 25, 2024**

DRAFT

Board of Directors meeting held on March 25, 2024 at the location of 240 E Glassboro Court, Pool Side, Hernando FL 34442.

Call to Order:

Dave Wheeler, President at 4:04 p.m., called the meeting to order on March 25, 2024, a quorum was established with five (5) board members in attendance.

Board of Directors in Attendance:

Dave Wheeler, President, Cheri Martone, Vice President, Kathy Jaillet, Secretary and Skeet Shyner, Director. Ellen Mullaney was absent. Also others in attendance with Geri Bond, Community Manager.

Total of 25 homeowners attended this meeting.

Proof of Notice:

Board of Directors meeting notice at pool side on Friday, March 22, 2024.

New Business:

MOTION made by Dave Wheeler, President to dispense the reading of the minutes, and approve as written for 12/28/23 Financial Waiver Meeting, 12/28/23 BOD Minutes and 3/11/24 BOD Minutes, seconded by Kathy Jaillet, Secretary. **ALL IN FAVOR, motion passed.**

MOTION made by Dave Wheeler, President to ratify the vote to hire new legal counsel Dan Greenberg for the Association, seconded by Kathy Jaillet, Secretary. **ALL IN FAVOR, motion passed.**

MOTION made by Dave Wheeler, President to approve the Financial Statement presented as is from Villages Services for the following months, 12/31/23, 1/31/24 and 2/29/24, seconded by Skeet Shyner, Director. **ALL IN FAVOR, motion passed.**

MOTION made by Dave Wheeler, President to ratify the vote for installation of new windows for 261 E Hartford 6B, seconded by Skeet Shyner, Director. **ALL IN FAVOR, motion passed.**

Discussion was made regarding the leaf guards. This was tabled till next meeting when more data and specifications can be explored.

MOTION made by Cheri Martone, Vice President to approve the installation of additional 3 areas to be enclosed with tan vinyl picket fencing, estimate of \$3,370, seconded by Kathy Jaillet, Secretary. **ALL IN FAVOR, motion passed.**

Discussion was made regarding carport revisions. Board decided to table this item till next board meeting. Would like to walk to area to get a better idea of homeowners needs.

Discussion was made regarding the possibility of going with a bulk contract through Spectrum. Consultant was going to see if there was any other options the association can go with. Tabled till next meeting.

MOTION was made by Kathy Jaillet, Secretary to apply for an Alliance Credit Card for the maintenance department with a limit of \$1,000, seconded by Skeet Shyner, Director. **ALL IN FAVOR, motion passed.**

Discussion was made to convert the tennis court into a pickle ball court. This is the tennis court located on Essex Avenue. Inspection has to take place and a company has to come out to give us a proposal for the conversion. This year is a tight budget but this is something that we could possibly budget for in 2025. This item has been tabled for right now until further data is gathered.

MOTION was made by Kathy Jaillet, Secretary to ratify the expense regarding the installation of the pool pump and materials, seconded by Dave Wheeler, President. **ALL IN FAVOR, motion passed.**

Discussion was made regarding solar lights for the signs. Geri and Gio will examine this item and order a light to experience with. Until further data is gathered this item has been tabled.

MOTION was made by Kathy Jaillet, Secretary to purchase a new control panel for heater, not to exceed \$400, seconded by Skeet Shyner, Director. **ALL IN FAVOR, motion passed.**

Old Business:

Condo leaks were discussed and all existing leaks have been taken care of.

Maintenance crew is continuing to work on the stair rails, stairs are being inspected and material is being purchased to start the worst ones first. Hand rails will start on Hartford, first they will be sanded then stained.

Homeowner Concerns:

Listed are a few of the homeowner's concerns regarding repairs and maintenance:

- Asphalt looks as though they need to be resealed.
- Garden box planters – whose responsibilities are these garden boxes?
- Trees being removed are they going to be replaced?
- Homeowner is concerned about the black mold collecting in toilet bowl, is this normal, is the water being taken care of correctly?
- Pool is still being used by outside individuals. To correct gates will be locked at sunset and open by 9. Gave permission to maintenance crew to ask any individual if they live at Greenbriar while attending pool.
- Exterior pool lights need to be replaced. Maintenance crew is working on that.
- Squirrels are finding ways into attics. Trees need to be cut back so they have no entry point.
- Trash needs to be put out in the morning due to crows tearing the bags apart.
- Carports what is permitted in the carports?
- Would like to form a pool committee

MOTION was made by Skeet Shyner, Director to adjourn the meeting with no further business at 5:33 p.m., seconded by Dave Wheeler, President. **ALL IN FAVOR, motion passed.**

Geri Bond

From: ELLEN MULLANEY
Sent: Friday, March 22, 2024 9:29 PM
To: Geri Bond
Subject: RE: agenda March 11, 2023

Geri, I am very sorry to be so late with my response. I have decided not to stay on the Board. Please accept this email as my formal resignation, along with my apology for any inconvenience I may have caused you.

Thank you.

Ellen

**GREENBRIAR OF CITRUS HILLS OWNERS'
ASSOCIATION, INC**

**FINANCIAL STATEMENTS
AND
BUDGET COMPARISON**

MARCH 31, 2024

Michelle's Accounting & Tax Svc, Inc
2535 N Reston Terrace
Hernando, FL 34442
352-746-1855

Greenbriar of Citrus Hills Owners' Assoc, Inc
2541 N Reston Terrace
Hernando, FL 34442

We have prepared the accompanying balance sheet of Greenbriar of Citrus Hills Owners' Assoc, Inc as of March 31, 2024, and the related statement of revenue and expenses vs budget for the one month and three months then ended. This compilation is limited to presenting, in the form of financial statements, information that is the representation of management. We have not audited or reviewed the accompanying financial statements and accordingly do not express an opinion or any other form of assurance on them.

Michelle's Accounting & Tax Svc, Inc
April 1, 2024

Greenbriar of Citrus Hills

Run Date: 04/01/2024
Run Time: 03:44 PM

FUND BALANCE SHEET

As of: 03/31/2024

Assets

Account	Operating	Reserves	Total
01040 Petty Cash	\$210.28		\$210.28
01042 Alliance Ckg #8423	\$62,262.63		\$62,262.63
01043 Alliance MM #7294	\$189,630.24		\$189,630.24
01044 Alliance Petty Cash x4856	\$500.10		\$500.10
01046 Alliance Petty Cash x8651	\$152.02		\$152.02
01074 Capital City Rese #5247		\$122,562.08	\$122,562.08
01105 Assessment Receivable	\$24,542.68		\$24,542.68
01106 Allowance for Bad Debt	(\$11,718.20)		(\$11,718.20)
01110 Special Assmt AR	\$2,005.87		\$2,005.87
01300 Deposit Duke Energy	\$370.00		\$370.00
01350 Prepaid Insurance 10/11	\$150,772.89		\$150,772.89
01365 Prepaid Pest	\$4,684.50		\$4,684.50
Total Assets	\$423,413.01	\$122,562.08	\$545,975.09

Liabilities

Account	Operating	Reserves	Total
02010 Accounts Payable	\$2,170.50		\$2,170.50
02020 Prepaid Assessments	\$50,419.75		\$50,419.75
02025 Payroll Tax Liability	\$625.60		\$625.60
02035 Capital City Bk Roof Loan		\$295,118.30	\$295,118.30
02036 Capital City Loan x0136		\$287,900.26	\$287,900.26
02040 Insurance Finance Loan Property	\$75,918.00		\$75,918.00
Total Liabilities	\$129,133.85	\$583,018.56	\$712,152.41

Equity

Account	Operating	Reserves	Total
03005 Reserves - Capital Funds		(\$452,240.62)	(\$452,240.62)
03006 Reserve Distributions		(\$8,215.86)	(\$8,215.86)
03510 Prior Years Earnings	\$277,025.28		\$277,025.28
Current Year Net Income/(Loss)	\$17,253.88	\$0.00	\$17,253.88
Total Equity	\$294,279.16	(\$460,456.48)	(\$166,177.32)
Total Liabilities & Equity	\$423,413.01	\$122,562.08	\$545,975.09

Greenbriar of Citrus Hills

Run Date: 04/01/2024
Run Time: 03:44 PM

INCOME STATEMENT

Start: 03/01/2024 | End: 03/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04010 Assessment Income	73,500.00	73,410.17	89.83	220,500.00	220,230.51	269.49	880,922.00
04065 Interest on Delq Balance	353.50	0.00	353.50	1,267.39	0.00	1,267.39	0.00
04180 Interest on Operating Acct	58.07	0.00	58.07	169.15	0.00	169.15	0.00
Total	73,911.57	73,410.17	501.40	221,936.54	220,230.51	1,706.03	880,922.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06010 Management Fees	2,909.92	2,910.00	0.08	8,729.76	8,730.00	0.24	34,920.00
06020 Accounting / Tax Prep	225.00	75.00	(150.00)	875.00	875.00	0.00	1,550.00
06030 Website Maintenance	0.00	83.33	83.33	97.75	249.99	152.24	1,000.00
06040 Legal Fees	0.00	666.67	666.67	247.50	2,000.01	1,752.51	8,000.00
06080 Bank Charges	16.00	8.33	(7.67)	28.00	24.99	(3.01)	100.00
06100 Insurance Gen Liability	22,742.05	22,083.33	(658.72)	68,226.15	66,249.99	(1,976.16)	265,000.00
06150 Insurance Workers Comp	472.00	0.00	(472.00)	1,563.00	1,400.00	(163.00)	1,400.00
06160 Employee Salaries	3,128.13	5,416.67	2,288.54	9,248.76	16,250.01	7,001.25	65,000.00
06165 Employee Payroll Tax Exp	239.30	458.33	219.03	725.36	1,374.99	649.63	5,500.00
06170 Office Supplies / Postage	979.60	333.33	(646.27)	1,023.71	999.99	(23.72)	4,000.00
06220 Corporate Report/DBPR	0.00	0.00	0.00	0.00	0.00	0.00	902.00
06260 Bad Debt	(2,534.38)	800.00	3,334.38	16.97	2,400.00	2,383.03	9,600.00
06510 Grounds Maintenance	4,665.00	4,666.67	1.67	13,995.00	14,000.01	5.01	56,000.00
06511 Ground Pest Control	1,561.50	1,583.33	21.83	4,684.50	4,749.99	65.49	19,000.00
06515 Mulch / Sod / Plants	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
06520 Erosion Control	0.00	0.00	0.00	1,985.00	0.00	(1,985.00)	0.00
06570 Tree Trimming / Removal	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000.00
06580 Termites	0.00	333.33	333.33	0.00	999.99	999.99	4,000.00
06600 Extermination	213.00	216.67	3.67	639.00	650.01	11.01	2,600.00
06610 Irrigation Repairs / Maint	154.30	833.33	679.03	322.43	2,499.99	2,177.56	10,000.00
06615 Equipment Maintenance	106.95	250.00	143.05	106.95	750.00	643.05	3,000.00
06650 Water/Water Plant Maint	210.00	1,000.00	790.00	630.00	3,000.00	2,370.00	12,000.00
06670 Hydro Tank Replacement	0.00	0.00	0.00	4,415.94	0.00	(4,415.94)	0.00
06700 Signage	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
06910 Repairs	753.30	2,333.33	1,580.03	1,960.36	6,999.99	5,039.63	28,000.00
07010 Pool Expenses	450.00	1,083.33	633.33	2,178.35	3,249.99	1,071.64	13,000.00
07020 Pool License	0.00	0.00	0.00	0.00	0.00	0.00	250.00
07820 Trash Removal	774.56	783.33	8.77	2,300.48	2,349.99	49.51	9,400.00
07830 Electricity	2,239.61	2,000.00	(239.61)	7,030.62	6,000.00	(1,030.62)	24,000.00
07840 Sewer Maintenance	8,009.53	3,750.00	(4,259.53)	13,474.83	11,250.00	(2,224.83)	45,000.00
07850 Telephone	310.87	308.33	(2.54)	927.24	924.99	(2.25)	3,700.00
08005 Reserves Capital Fund	19,750.00	19,750.00	0.00	59,250.00	59,250.00	0.00	237,000.00
Total	67,376.24	73,143.31	5,767.07	204,682.66	221,479.93	16,797.27	880,922.00
Net Income	6,535.33	266.86	6,268.47	17,253.88	(1,249.42)	18,503.30	0.00

14. ANIMALS

NO ANIMALS OR EXOTIC PETS ARE ALLOWED ON THE CONDOMINIUM PROPERTY INCLUDING VISITING ANIMALS. INDOOR CATS ARE PERMITTED, BUT MUST BE KEPT INDOORS. Service Dogs owners must notify the Board of the dogs presence prior to the animal coming onto the property. Emotional support/ Therapy dogs will be approved by the Board of Directors by submitting a letter signed by a physician and submitted as part of your request. Service/emotional support/therapy dogs are asked to be included on the insurance policy bought by the owner in order to avoid the Association becoming a liability if the dog were to injure someone while on property. Service/emotional support/therapy dogs will be permitted to walk on the tree belt only along Hartford and Glassboro and the owner must pick up after the dog. Should any complaints be brought to the Association regarding waste not being picked up by the owner, the infraction shall be considered a violation resulting in a violation letter.

Gerri Bond

GBR-I

From: FGE Prints
Sent: Monday, April 8, 2024 10:57 AM
To: Gerri Bond
Subject: Re: 12" x 5" unit signs

I received the sign sample. For the inverted vinyl design it would be \$4.65 per sign

On Wed, Mar 20, 2024 at 4:18 PM Gerri Bond <g.bond@villageservices.net> wrote:

Hi Kenny,

Thanks for the quote, I will let you know on the second sign, appreciate it.

Thank you,

Apartment #'s
57 @ 4.65 - 265.05
plus tax

Gerri Bond

Vice President

Villages Services, Inc.

2541 N. Reston Terrace

Hernando, Florida 34442

Office Phone: 352-746-6770 (Ext. 108)

Fax Number: 352-746-3607

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TOTAL - 57

CONDO NUMBERS NEED REPLACED

BLDG.		BLDG 16 -
2	2B	
1	1A	17 5A
	5A	3B
	4B	1B
4	8A	18 3B
	5A	1B x 2
5	5B	5B x 2
	6B	5A x 2
	4A x 2	19 4B x 2
6	1A	2B
	8A	3B x 2
	3A	1B
7	1B	1A
	7A	20 1A x 2
	8A	21 6B
8	2B	4B
9	8A x 2	2B
10	2B	3B
11	2B	
12	5A x 2	
	6A x 2	
	7A	
13	1B	
14	2B	
	3B x 2	
	4B	
15	3B	
	1B	
	1A	

RECEIVED

JAN 30 2024

CITRUS GUTTER			J & K GUTTERS			C & C GUTTER SOLUTIONS		
BUILDING	LOCATION	FOOTAGE	BUILDING	LOCATION	TOTAL FOOTAGE	BUILDING	LOCATION	TOTAL FOOTAGE
BLDG 1	FRONT	28'6"	BLDG 1	FRONT		BLDG 1		
	REAR	118'3"		REAR				
	TOTAL	143'9"		TOTAL	216'		TOTAL	250'
BLDG 3	FRONT	351'3"	BLDG 3	FRONT		BLDG 3		
	REAR	125'9"		REAR				
	TOTAL	477'		TOTAL	613'		TOTAL	350'
BLDG 4	FRONT	48'9"	BLDG 4	FRONT		BLDG 4		
	REAR	89'		REAR				
	TOTAL	137'9"		TOTAL	192'		TOTAL	200'
BLDG 5	FRONT		BLDG 5	REAR		BLDG 5		
	REAR	130'9"						
	TOTAL	130'9"		TOTAL	157'		TOTAL	150'
BLDG 6	FRONT	26'	BLDG 6	FRONT		BLDG 6		
	REAR	147'		REAR				
	TOTAL	173'		TOTAL	195'		TOTAL	200'
BLDG 7	FRONT	52'	BLDG 7	FRONT		BLDG 7		
	REAR							
	TOTAL	52'		TOTAL	49'		TOTAL	50'
BLDG 8	FRONT		BLDG 8	REAR		BLDG 8		
	REAR	81'9"						
	TOTAL	81'9"		TOTAL	238'		TOTAL	75'
BLDG 9	FRONT		BLDG 9	REAR		BLDG 9		
	REAR	144'						
	TOTAL	144'		TOTAL	147'		TOTAL	125'
BLDG 10	FRONT	44'	BLDG 10	FRONT		BLDG 10		
	REAR	28'		SIDE				
	SIDE	34'6"						
	TOTAL	106'6"		TOTAL	226'		TOTAL	90'
BLDG 11	FRONT	90'6"	BLDG 11	FRONT		BLDG 11		
	REAR	149'		REAR				
	TOTAL	239'6"		TOTAL	471'		TOTAL	250'
BLDG 12	FRONT		BLDG 12	REAR		BLDG 12		
	REAR	55'		SIDE				
	SIDE	22'						
	TOTAL	77'		TOTAL	165'		TOTAL	115'
BLDG 13	FRONT		BLDG 13	REAR		BLDG 13		
	REAR	87'		SIDE 1				
	SIDE	22'6"						
	TOTAL	109'6"		TOTAL	199'		TOTAL	135'
BLDG 14	FRONT	57'	BLDG 14	REAR		BLDG 14		
	REAR	180'9"		SIDE 1				
	SIDE	47'9"						
	TOTAL	285'6"		TOTAL	231'		TOTAL	140'
BLDG 15	FRONT		BLDG 15	REAR		BLDG 15		
	REAR	92'		SIDES 2				
	SIDE	95'						
	TOTAL	187'		TOTAL	273'		TOTAL	160'

CITRUS GUTTER			J & K GUTTERS			C & C GUTTER SOLUTIONS		
BUILDING	LOCATION	FOOTAGE	BUILDING	LOCATION	TOTAL FOOTAGE	BUILDING	LOCATION	TOTAL FOOTAGE
BLDG 16	FRONT		BLDG 16	REAR		BLDG 16		
	REAR	157'6"		SIDES 2				
	SIDE	71'9"						
	TOTAL	226'3"		TOTAL	232'		TOTAL	235'
BLDG 17	FRONT		BLDG 17	REAR		BLDG 17		
	REAR	58'		SIDES 2				
	SIDE	94'6"						
	TOTAL	152'6"		TOTAL	274'		TOTAL	220'
BLDG 18	FRONT		BLDG 18	REAR		BLDG 18		
	REAR	57'		SIDES 2				
	SIDE	92'						
	TOTAL	149'		TOTAL	277'		TOTAL	220'
BLDG 19	FRONT		BLDG 19	REAR		BLDG 19		
	REAR	152'2"		SIDES 2				
	SIDE	91'						
	TOTAL	243'2"		TOTAL	278'		TOTAL	280'
BLDG 20	FRONT		BLDG 20	REAR		BLDG 20		
	REAR	182'2"						
	TOTAL	182'2"		TOTAL	182'		TOTAL	180'
BLDG 21	FRONT	25'	BLDG 21	FRONT		BLDG 21		
	REAR	29'6"		REAR				
	SIDE	36'		SIDE 1				
	TOTAL	90'6"		TOTAL	240'		TOTAL	160'
	TOTAL FOOTAGE	3389'9"			4855'			3585'
bid	BIB	\$ 23,676.50		BID	\$29,702.00		BID	\$17,925.00
	DISCOUNT	\$(11,000.00)						
	TOTAL	\$ 12,676.50						
	PRICE PER FOOT	6.98			\$ 6.12			\$ 5.00
	AFTER DISCOUNT	3.74						



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/08/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED Lloyd McManus Citrus Gutter Pros LLC 5211 E Clayre Ln Inverness, FL 34452	INSURER A : State National Insurance Company, Inc. 12831	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 676426680 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NXT3JRVVFR-00-GL	04/08/2024	04/08/2025	EACH OCCURRENCE \$300,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$5,000.00 PERSONAL & ADV INJURY \$300,000.00 GENERAL AGGREGATE \$300,000.00 PRODUCTS - COMP/OP AGG \$300,000.00
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER **CANCELLATION**

Lloyd McManus Citrus Gutter Pros LLC 5211 E Clayre Ln Inverness, FL 34452	LIVE CERTIFICATE  Click or scan to view	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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#374

warranty?

#4

Lloyd



Citrus Gutter
Pros LLC

Prepared For

Gio
82 E Glassboro Ct
Hernando, FL 34442
(352) 304-9121

Citrus Gutter Pros LLC

Inverness, FL 34452
Phone: (352) 201-6991
Email: citrusgutterprosllc@gmail.com
Web: citrusgutterprosllc.com

Estimate # 12
Date 02/08/2024

Description

Gutter Cleaning and Tune up

Debris removed, water runs free and clear through all gutters and downspouts. Seal with Geocel caulk. Included with Gutter Guard Installation.

Discount

Discount for large volume customer.

Diamond Gutter Guard (Black)

BLDG # 01
Front: 28' 6"
Rear: 118' 3"
Side:
Total: 143' 9" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 03
Front: 351' 3"
Rear: 125' 9"
Side:
Total: 477' @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 04
Front: 48' 9"
Rear: 89'

Side:
Total: 137' 9" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 05
Front:
Rear: 130' 9"
Side:
Total: 130' 9" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 06
Front: 26'
Rear: 147'
Side:
Total: 173' @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 07
Front: 52'
Rear:
Side:
Total: 52' @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 08
Front:
Rear: 81' 9"
Side:
Total: 81' 9" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 09
Front:
Rear: 144'
Side:
Total: 144' @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 10
Front: 44'
Rear: 28'
Side: 34' 6"
Total: 106' 6" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 11

Front: 90' 6"

Rear: 149'

Side:

Total: 239' 6" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 12

Front:

Rear: 55'

Side: 22'

Total: 77' @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 13

Front:

Rear: 87'

Side: 22' 6"

Total: 109' 6" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 14

Front: 57'

Rear: 180' 9"

Side: 47' 9"

Total: 285' 6" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 15

Front:

Rear: 92'

Side: 95'

Total: 187' @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 16

Front:

Rear: 157' 6"

Side: 71' 9"

Total: 226' 3" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 17

Front:

Rear: 58'
Side: 94' 6"
Total: 152' 6" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 18
Front:
Rear: 57'
Side: 92'
Total: 149' @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 19
Front:
Rear: 152' 2"
Side: 91'
Total: 243' 2" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 20
Front:
Rear: 182' 2"
Side:
Total: 182' 2" @ a rate of \$6/Foot

Diamond Gutter Guard (Black)

BLDG # 21
Front: 25'
Rear: 29' 6"
Side: 36'
Total: 90' 6" @ a rate of \$6/Foot

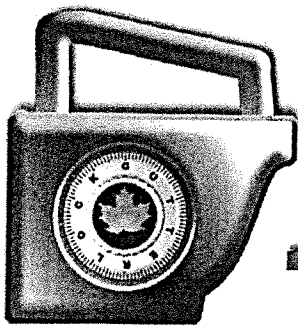
3344 TOTAL

Subtotal	\$23,676.50
Discount	\$11,000.00
Total	\$12,676.50
Deposit Due	\$6,338.25

1/28

By signing this document, the customer agrees to the services and conditions outlined in this document.

Gio



25yr warranty Citrus Gutter
on labor too.

GutterLock

D♦I♦A♦M♦O♦N♦D

- ◆ **Very affordable**
- ◆ **100% recycled aluminum**
- ◆ **Environmentally friendly**
- ◆ **Fits all residential gutters**
- ◆ **Diamond holes handle ANY rainfall**
- ◆ **Provides animal and pest control**
- ◆ **Adds more stability to gutter system**

Affordable protection that
LOCKS OUT leaves and
debris from entering
and clogging your
gutters!

Uncovered gutters and downspouts can easily get clogged with leaves and debris. When gutters are clogged they will overflow with water which can cause major damage to your homes foundation, fascia, landscaping, and siding.

GutterLock Diamond has a diamond-shaped filtration system that can handle any rainfall and outperforms other gutter protection products with round holes.



SCAN ME



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/12/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SHELDON PALMES INS OF HERNANDO INC 2424 N HERITAGE OAK PATH HERNANDO FL 34442	CONTACT NAME:		
	PHONE (A/C, No, Ext):	FAX (A/C No): {}-	
INSURED JIMMY STOLTZ JAND K GUTTERS 1519 DRUID RD INVERNESS FL 34452	E-MAIL ADDRESS:		
	PRODUCER CUSTOMER ID #:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A:	Cypress Property & Casualty Insurance Company	10953
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES CERTIFICATE NUMBER: **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			FGL 5031317 02	01/31/2024	01/31/2025	EACH OCCURRENCE	\$ 1,000,000	
								DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
								MED EXP (Any one person)	\$ 5,000
								PERSONAL & ADV INJURY	\$ 1,000,000
								GENERAL AGGREGATE	\$ 2,000,000
								PRODUCTS - COMP/OP AGG	\$ 2,000,000
									\$
									\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$	
								BODILY INJURY (Per person)	\$
								BODILY INJURY (Per accident)	\$
								PROPERTY DAMAGE (Per accident)	\$
									\$
									\$
									\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$	
	EXCESS LIAB						AGGREGATE	\$	
									\$
									\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS	OTHER	
								E.L. EACH ACCIDENT	\$
								E.L. DISEASE - EA EMPLOYEE	\$
								E.L. DISEASE - POLICY LIMIT	\$
	Contractor's E&O <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR						Per Claim Limit	\$	
								Annual Aggregate	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER JIMMY STOLTZ J AND K GUTTERS 1519 DRUID RD INVERNESS FL 34452	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE SHELDON PALMES INS OF HERNANDO FL
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86.12

BID PROPOSAL

J&K Gutters · 352-601-7583
1519 Druid Rd. Inverness, FL. 34452 · jnkgutters@gmail.com

Greenbriar 1 of Citrus Hills
Cleaning and Installation of leaf guard
82 E. Glassboro Ct.
Hernando, FL. 34442
352-304-9121

TO WHOM IT MAY CONCERN,

This is a bid proposal for the cleaning and installation of leaf guard on all specified gutters at Greenbriar 1 of Citrus Hills. Our total price for the job would be \$29,702.00 for 4,855 feet of leaf guard. This job would be done from a man lift rented by J&K Gutters and be completed within a three-week time period. The price would include the footage on the following buildings.

- BLDG. 1 – 216 ft. (Front and Rear)
- BLDG. 3 – 613 ft. (Front and Rear)
- BLDG. 4 – 192 ft. (Front and Rear)
- BLDG. 5 – 157 ft. (Rear)
- BLDG. 6 – 195 ft. (Front and Rear)
- BLDG. 7 – 49 ft. (Front)
- BLDG. 8 – 238 ft. (Rear)
- BLDG. 9 – 147 ft. (Rear)
- BLDG. 10 – 226 ft. (Front and Side 1)
- BLDG. 11 – 471 ft. (Front and Rear)
- BLDG. 12 – 165 ft. (Rear and Side 1)
- BLDG. 13 – 199 ft. (Rear and Side 1)
- BLDG. 14 – 231 ft. (Rear and Side 1)
- BLDG. 15 – 273 ft. (Rear and Sides 2)
- BLDG. 16 – 232 ft. (Rear and Sides 2)
- BLDG. 17 – 274 ft. (Rear and Sides 2)

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- BLDG. 18 – 277 ft. (Rear and Sides 2)
- BLDG. 19 – 278 ft. (Rear and Sides 2)
- BLDG. 20 – 182 ft. (Rear)
- BLDG. 21 – 240 ft. (Front, Rear and Side 1)

This price is for our standard 6 ft. perforated leaf guard (Black). This leaf guard is our go-to, every day, residential guard, ideal for leaves and sticks. It does the job of keeping your downspouts and gutters free of debris to keep them functioning properly. This leaf guard does not prevent the build-up of roof grit in the gutter over time.

We also offer a maintenance-free version of leaf guard that is perforated as well but includes a wire mesh on top keeping all debris out completely, including pine needles and roof grit. The cost for this job would total \$53,977.00.

Thank you for the opportunity to bid this job. If you have any questions or concerns please contact us at 352-601-7583.

Thank you very much,

Jimmy and Kate Stoltz
J&K Gutters



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/12/24 9:05AM

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gaslamp Insurance Services, LLC Brent Nelson 2244 Faraday Avenue #125 Carlsbad, CA 92008	CONTACT NAME: Customer Service Department	
	PHONE (A/C, No, Ext): (800) 920-4125	FAX (A/C, No): (800) 920-4107
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Obsidian Specialty Insurance Company		16871
INSURED C & C Gutter Solutions 3448 N Citrus Ave, Crystal River, FL 34428		
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			SCB-GL-000043765	02/23/2024	02/23/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$1,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Verification of Coverage

Subject to all policy terms, exclusions and conditions

CERTIFICATE HOLDER **CANCELLATION**

Verification of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE Bruce Carlile	

PLEASE CUT OUT CARD BELOW AND RETAIN FOR FUTURE REFERENCE

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION



CONSTRUCTION INDUSTRY EXEMPTION

**CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA
WORKERS' COMPENSATION LAW**

EFFECTIVE DATE: 2/24/2024 **EXPIRATION DATE:** 2/23/2026

PERSON: CALEB B CASEY **EMAIL:** CCGUTTERSOLUTIONS@GMAIL.COM

FEIN: 874776262

BUSINESS NAME AND ADDRESS:

C & C GUTTER SOLUTIONS LLC

3448 N CITRUS AVENUE

CRYSTAL RIVER, FL 34428

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT RULE 69L-6.012, F.A.C. REVISED 01/2023

IMPORTANT

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Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter.

Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt.

Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

E01838182

QUESTIONS? (850) 413-1609

Gerri Bond

From: C & C GUTTER SOLUTIONS <ccguttersolutions@gmail.com>
Sent: Monday, April 8, 2024 3:34 PM
To: Gerri Bond
Subject: Re: FW: Leaf guards quote Greenbriar One
Attachments: CertificateOfInsurance_3023958.pdf; rptBOCReport.aspx 2.pdf

The size of the leaf guard is 6-inches and our leaf guard is made to fit 6-inch gutters. The proposal includes the cleaning and installation of the leaf guard.

Attached is all the information you'll need for the limited liability insurance and workers compensation policy.

Let me know if you have any more questions.

Thanks,



Caleb Casey

On Mon, Apr 8, 2024 at 9:44 AM Gerri Bond <g.bond@villagesservices.net> wrote:

Received your proposed for the leaf guard the condo. Please state the size of the leaf guard, as well as does this include cleaning the gutters before installation?

I will also need copy of your insurance papers for your company. Looking forward to receiving this information as soon as possible. Thanks you.

Thank you,

Geri Bond

Vice President

Villages Services, Inc.

2541 N. Reston Terrace

Hernando, Florida 34442

Office Phone: 352-746-6770 (Ext. 108)

Fax Number: 352-746-3607

Notice: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act as confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited Please reply to the sender that you have received the message in error and then delete it. Thank you

From: Greenbriar One <greenbriar1@yahoo.com>

Sent: Monday, April 8, 2024 9:00 AM

To: Geri Bond <g.bond@villageservices.net>

Subject: Fw: Leaf guards quote

----- Forwarded Message -----

From: Caleb Casey <ccguttersolutions@gmail.com>

To: "greenbriar1@yahoo.com" <greenbriar1@yahoo.com>

Sent: Friday, April 5, 2024 at 12:06:40 PM EDT

Subject: Leaf guards quote

CARPORT NOTICE

Revision made on April 15, 2024

Greenbriar of Citrus Hills Owners' Association, Inc.

2541 N. Reston Terr / Hernando, FL 34442

352.746.~~0477~~ 6770/ 352.746.3607 fax

We understand that there is limited space in some of our condos, but our Rules and Regulations specifically dictate that nothing is to be stored in carports. We recognize the inconvenience that may impose so we have amended that Rule and do allow one attractive storage unit (2x4x8 horizontally or vertically) with no open shelving in each carport. Other than the one storage unit, the following items will be permitted in the carport: one hose hanger; one small outside equipment rack to store an outside broom or rake; a small barbeque (**gas or electric**), **must be removed from carport and 3' away from buildings.** ~~and a~~ **A few (4- 6) attractive plantings** along the floor of the carport that will not block the sidewalk will be acceptable in any carport. Storage units, plants or barbeques that infringe on a neighbors' right-of-way or negatively impact a neighbor will not be acceptable. **Children's toys are to be kept in the far corner of the carpet to prevent a tripping harzard. All bikes and kayaks (no more than 2) are to be hung on the middle wall of the carport. Any damage done to these walls will be the homeowners responsibility to repair. If bikes or kayaks (no more than 2) are unable to be hung on middle wall, then they are to be kept in the far back corner of the carport, so not to create a tripping harzard. Homeowner will be responsible to remove items from middle wall for preparation of any power washing or painting. If there are further items that need to be stored and they will not fit into the storage unit, they are to be stored elsewhere, i.e. back of the lanai.**

Items that do not fit inside the storage unit, such as tires, gas cans, furniture, supplies, etc. cannot be stored outside the storage unit. We cannot get endlessly specific, but we want to have a pleasant, attractive appearance to our community.

Once inspections are completed of the carports, and the Board agrees with the Community Manager regarding the carport not being in compliance, the owners and/or tenants will receive notification, via us mail, and email if on file of the infraction regarding the carport. The homeowner or tenant will have 14 days to respond and comply with a solution regarding the carport. The Association hopes that everyone will understand the value and need for this action and support our efforts.

The Board and your neighbors will appreciate your cooperation. Please work with your Board in making Greenbriar I as pleasant and attractive as possible. If you have any questions or suggestions, please let us know.

The Board of Directors