

**GREENBRIAR OF CITRUS HILLS
BOARD OF DIRECTORS MEETING
JUNE 11, 2024**

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

TIME: 10:00 A.M.

AGENDA

1. Call to Order
2. Verify Quorum
3. Proof of Notice of Meeting
4. New Business:
 - a) Approval of the Revised Carport Rules. (MOTION)
 - b) Approval of Revised Rules and Regulations (MOTION)
 - c) Approval of proposal to get electric to cameras to record 24/7 (MOTION)
 - d) Approval of proposal to have key locks installed on pool gates (MOTION)
 - e) Approval to order two more tables for pool deck (MOTION)
5. Adjournment

CARPORNT NOTICE ~~June 2017~~ June 2024 Revision

Revision 1 Approved 7/11/2017- **Revision 2**

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 (1) trash can;** one **(1)** hose hanger; one **(1)** 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.** **When not in use the propane tank must be disconnected from grill and electric grills must be unplugged.** and a few **A maximum of four-six (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. **Adults bike – maximum of two (2) are to be hung on the middle wall of the carport.** **Any damage done to these walls will be the homeowner's responsibility to repair. If adult bikes (no more than (2) two) 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 hazards. 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.**

We cannot get endlessly specific, but we want to have a pleasant, attractive appearance to our community. 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.**

Carports will be inspected on a regular basis to identify those that are in violation, and owners will be notified to take the necessary action. Owners of rental units will be responsible for compliance.

We hope that everyone will understand the value and need for this action and support our efforts.

Once inspections of the carports have been performed, 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, 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

(Turn over for a few examples of items not acceptable for carports)

Noted below are a few examples of items not allowed in the carports:

Open shelving of any kind

Cardboard Boxes (empty or full)

Gas Cans

Paints

Any type of table and chairs assembly

Boats

Kayaks

Tires

Furniture – lawn chairs, etc.

Children's Toys – i.e. bikes, scooters, water toys, punching bays, just to name a few examples.

EXHIBIT "E"
RULES AND REGULATIONS
OF
GREENBRIAR OF CITRUS HILLS
OWNERS' ASSOCIATION, INC.

The Rules and Regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended by the Board of Directors of the Condominium Association and shall apply to, and be binding upon, all condominium parcels owners, shall use their best efforts to see that they are faithfully observed by their families, guests, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision.

Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Condominium Association and other condominium parcel owners pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Condominium Association, the By-Laws of the Condominium Association and Florida Law. Violations may be remedied by the Condominium Association by injunction or other legal means, and the Association shall be entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules & Regulations or the Declaration of Condominium and any of the Exhibits attached thereto.

The Board of Directors may, from time to time, adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management and control of the common elements of the condominium and any facilities of services made available to the condominium parcel owners.

Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

~~1. VIOLETIONS OF RULES AND REGULATIONS~~

~~1.1 Violations should be reported to the Association in writing and the Board of Directors will take appropriate action.~~

~~1.2 Violations will be called to the attention of the violating owner by the Association.~~

~~1.3 Disagreements concerning violations can be appealed to the Board for a review and discussion at a Board Meeting.~~

1. VIOLETIONS OF RULES AND REGULATIONS

1.1 Violations reported to the Community Manager (CAM) in writing. If the reported incident is a violation, the violator will received the first letter a Courtesy Violation Letter. They will have 14 days to respond to CAM of the solution to the violation. If no reply, they deemed to accept the violation.

1.2 Second Violation letter will be mailed to violator, giving 14 days to respond and/or correct violation. This letter is sent to them certify and regular US Mail. If no response violation is prepared for the Fining Committee.

1.3 Third Violation letter will be mailed to violator, giving 14 days to reply to the hearing date of for the violation. Hearing date will take place unless contacted by violator and violation has been cured.

1.4 If Fine Committee has a hearing date per prior letter and finds the violator guilty the fines start at \$100 per day, from the day they receive the letter regarding the Hearing Date. Fining is permitted at \$100 a day up to \$1,000 for each violation. The Fine Fee is payable within 5 days from the hearing date.

2. FACILITIES

The facilities of the condominium are for the exclusive use of Association members, lessees, resident houseguests and guests accompanied by a member. Any damage to the buildings, recreation facilities or other common areas or equipment caused by any owner, his/her family, lessee or guests shall be repaired at the expense of the condominium unit owner responsible for such damage.

3. QUIET HOURS 11 10 PM – 8AM

In order to insure your own comfort and that of your neighbors, radio, hi-fi and television sets should be turned down to a minimum volume between the hours of ~~11:00~~ 10:00 P.M. and 8:00 A.M. All other unnecessary noises, (such as bidding goodnight to departing guests and slamming of car doors between these hours) should be avoided. Your neighbors will appreciate this.

4. OBSTRUCTIONS

Sidewalks, entrances, driveways, passages, patios and stairways must be kept open and shall not be obstructed in any manner. No radio or television aerial, antenna or "dish" shall be attached to or hung from the exterior of the condominium or the roof thereon without the express approval of the Association. No sign, No Political Sign, notice or advertisement shall be placed on or at any window or other part of the condominium, except such as shall have been approved in writing by the Association; nor shall anything be projected out of any window in the condominium without similar approval. A temporary "open house" sign identifying the property is permitted during the hours of 12 noon and 4 pm over the course of the weekend. Signs must be removed each day, or they will be removed at the expense of the homeowner.

5. CHILDREN

Children are not to play in public areas assigned to other unit owners (entryways, carports, or stairways). Reasonable supervision must be exercised when children are playing on the grounds. The parents or guardians of children living in a GREENBRIAR I unit will be liable for any damage done to buildings or common areas by the children. Parking lots are not be used as play areas.

6. DESTRUCTION OF PROPERTY

Trees, bushes, flowers, etc. are for aesthetic reasons. Trees are not to be used for climbing or swings. Common areas belong to everyone, and everyone is responsible for their proper use and protection.

7. POOL REGULATIONS

As are all other areas of our CONDIMINIUM COMPLEX, the POOL is private property and is intended for use of unit owners, guests or lessees. Only four people per unit are permitted at the pool. Juveniles under 18 must be accompanied and supervised by a responsible adult. **All guests must be accompanied by a unit owner while at the pool at all times.**

The Board of Directors or its designee is authorized to eject any person or persons from the pool area for repeated objectionable behavior, improper dress, or the repeated violation of any of these rules. Continued violation of rules will result in the loss of pool privileges.

See Pool bulletin board for additional rules. ~~POOL PASS IS NECESSARY TO USE POOL. (Please obtain a pool pass at Villages Services Cooperative, Inc., 2541 N Reston Terrace, Hernando).~~

7.1 Swimming in the pool is permitted between the hours of 9:00 A.M. and sunset. Since the pool is not guarded, persons using this facility do so at their own risk. The following are the basic rules for persons using the pool:

7.1.1 Residents and guests ~~must have a pool pass.~~ **swim at their own risk.**

7.1.2 Persons using this facility must be appropriately attired. No cut-offs allowed.

7.1.3 Floats or other items of similar nature, except swimming aids, are not permitted in the pool.

7.1.4 Pets are forbidden in the pool area.

7.1.5 Running and/or ball playing or throwing objects is not permitted in the general pool area.

7.1.6 No food or drink in the pool. Beverages only on pool deck. Absolutely NO GLASS OR CERAMIC material is allowed.

7.1.7 All radios must be used with earphones.

7.1.8 Infants must wear an authorized waterproof type of swim wear diaper.

7.1.9 Maximum bathing capacity 33 persons.

7.1.10 NO DIVING or JUMPING

8. EXTERIOR APPEARANCE

The exterior of the condominium and all other areas appurtenant to the condominium shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association, which consent may be withheld within the sole discretion of the Association. **All exterior changes must be submitted to the Community Manager and approved by the Board of Directors before starting project.**

Nothing shall be hung, displayed, or placed on the exterior walls, doors, railings or windows of the unit, such as beach towels. No signs of any kind may be displayed on the property. Any new porch enclosures must be submitted to the Board for approval. No changes can be made without Board approval. Owners are responsible for keeping debris & refuse out of entryways & carports, balconies & stairways.

Items such as planters, tables and chairs will be permitted at the front entryway of the unit as long as the items can be removed in case of an emergency and the items being placed at the front entryway do not block the front access to any unit. Hanging flower pots **(no more than 6)** at the carport area will be accepted as long as they do not become excessive or a safety hazard. If they become a safety hazard or a nuisance, a violation letter will be sent to the owner.

9. SOLAR TUBES, SATELLITE DISHES, AND ATTIC FANS

Any changes made to a unit including solar tubes, satellite dishes and attic fans must be approved by the Board. There are restrictions as to where they may be placed. A waiver must be signed accepting the responsibility for any damages before the work is started.

10. BALCONIES

Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges or balconies. No objects shall be hung from balconies or window sills. Bird feeders are not allowed anywhere on the property.

11. ROOF

Unit owners, renters, or lessees are not permitted on the roof for any reason. If there is a problem call the office at 352-746-6770.

12. SOLICITATION

There shall be no solicitation by any person anywhere in the building for any cause, charity or any purpose whatsoever, unless specifically authorized by the Board of Directors.

13. PARKING

Permanent parking limited to one assigned parking spot per unit (including carport). All other vehicles must park in unassigned Guest spots. No vehicle belonging to any owner or to a member of the family of any owner or guest, tenant or employee of an owner shall be parked in such a manner to impede or prevent access to another's parking space. No vehicle which cannot operate under its own power shall remain within the condominium property for more than twenty four hours, unless it is being used for construction or repair to unit. No repairs of vehicles shall be made within the condominium property. The ~~twenty-four~~ twelve hours restriction also applies to boats, motor homes and travel trailers. No commercial vehicles are allowed on condominium property unless said vehicle is engaged in the actual delivery or pick up of goods or services. Parking lots are not allowed to be used for play areas. BICYCLES, SKATE BOARDS, ROLLER BLADES, UNREGISTERED VEHICLES AND SCOOTERS ARE NOT ALLOWED IN THE PARKING LOTS.

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.

15. GUESTS

Owners shall make sure the Association is notified in advance of the arrival and departure dates of guests and renters who have permission to occupy the condominium parcel in the owners' absence. Owners are responsible for users of their unit to be aware of and comply with these rules and regulations. If unit is rented through a rental agency, owner must notify agency of these requirements.

16. TRASH/GARBAGE

Pickup is ~~Monday~~, Tuesday ~~Wednesday~~, and Friday. Out by ~~10:00~~ 8:00 A.M. in secure bags (boxes must be broken down) or one plastic garbage can/receptacle with a lid that must be stored in the carport or out of sight if the unit does not have a carport. Do not put out trash the night before. **Maximum of three bags per pickup is permitted per unit.** Hazardous waste (tires, batteries, oil, etc.) will not be accepted. Furniture, water heaters, etc. must be taken to the dump by the unit owner. Newspapers should be bundled separately so they can be recycled. Tall kitchen bags with ties or larger

– No shopping bags or loose items. No weekend or Holiday collection (pickup will be done the following on the next scheduled pick up day).

17. LANAI

If lanai is used for storage, visual screening or blinds must be provided and installed by owner.

18. CARPORTS

Carports are owned ~~by specific unit owners~~ limited common elements of the association and are utilized by upstairs unit owners only. They cannot be used without written permission from the owner. Carports may not be used for storage except as specified in the attached carport notice. TANDEM PARKING is not allowed; use parking area for additional parking. No unregistered vehicles. Owner is responsible for maintenance of carport.

19. ATTIC

No storage items of any kind are to be stored in the attic area. This area is common area which belongs to the Association.

20. PULL DOWN STORAGE IN CARPORT

Shuttle hole space in carports are not to have any kind of items stored in this area. This is common area which belongs to the Association and storage could become a fire hazard to the complex.

21. FIRE EXTINGUISHER & HAZARDS

Each unit must have a fire extinguisher (CLASS ABC) and two smoke alarms in good working order. Town houses should have three smoke alarms (one downstairs, two upstairs). One smoke alarm in each bedroom is advisable.

19.1 No charcoal grills or turkey (oil) fryers are permitted. If gas grills are to be used, they must be at least 15 3' feet away from the building. No cooking grills or flammables are to be stored

within the lanais, balconies, stairways or landings. Groups of any size are not permitted to congregate on the grounds for a barbecue. Propane tanks must be disconnected from the grill after use.

22. BICYCLES, SKATEBOARDS & ROLLERBLADES

Bicycles, skateboards and rollerblades may be ridden only on the ~~blacktop~~ roads ways. Driving across shrubbery or grass is strictly prohibited. Bicycles, skateboards & rollerblades are not allowed in parking lots or carports.

23. RENTALS

A limit of 6 (six) people per unit is permitted. No weekend rentals or golf packages. Owners and Rental (minimum of six months for rentals no more than twice a year) agents are responsible for any damage to rental units and Greenbriar property.

When unit owners lease or rent their units, they relinquish to the lessee or renter, for the term of the lease and renting period, the privileges the owner would normally exercise with respect to the recreational facilities, carport use, and rubbish disposal methods reserved for that particular unit.

24. SHORT-TERM RENTALS

Greenbriar I is not registered as a "Resort Condominium". According to Florida Statute 509.242 "A resort condominium is any unit or group of units in a condominium, cooperative, or timeshare plan which is rented more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public regularly rented for periods of less than 30 days or 1 calendar month, whichever is less." Short term rentals cannot be for less than 30 days.

The foregoing rules and regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of these rules are to be reported to the Association Community Manager, who will call the

matter to the attention of the violating owner, lessee or guest for corrective action. ~~Any disagreement over the violation can be brought before the Board of Directors for judgment.~~

25. PHONE NUMBERS

Managers Office: 352-746-6770 Ext. 108 (Mon-Fri) 8:30 to 5:00 PM

Leave a message after 5pm

Fax number: 352-746-3607

E-Mail: ~~m.barker@tampabay.fr.com~~ **g.bond@villageservices.net**

For EMERGENCIES dial 911

BY ORDER OF THE BOARD OF DIRECTORS OF GREENBRIAR
OF CITRUS HILLS OWNERS' ASSOCIATION, INC.

Revision 1 Approved 7/11/2017

Revision 2 Approved 5.22.24



PROPOSAL

Table with columns: To, Site Address, Reference: Pole light power, Proposal #: 0000003036-000

DETAILS

Provide labor and materials to install power to light pole.

Table with columns: Description, Qty, Rate, Total. Lists items like Trip charge, Tech 1 Labor, Square D 1-pole 20A GFCI QO breaker, etc.

Total Proposal \$1,048.00

All material is to be specified. All work to be completed in a workmanlike manner according to standard practices.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and hereby accepted.

Authorizing Name: _____

Authorizing Signature: _____

Date of Acceptance: _____



POWER

PROPOSAL

| To | Site Address |
|---|--|
| Green Briar 240 E. Glassboro CourtUnit 2A Hernando, FL34442 | GREENBRIAR 240 E. Glassboro CourtUnit 2A Hernando, FL34442 352-746-6770 |
| | |
| Reference: Pole light power | |
| Proposal #: 0000003036-000 | |

1 Able Locksmith

3401 E. Wagon Trail
Hernando, FL 34442

Phone: 352) 560-3178

Fax: (866) 908-6559

Prepared by: Cheryl Aerts

Email: Doug@1ablelocksmith.com

Customer

Organization: Villages Services

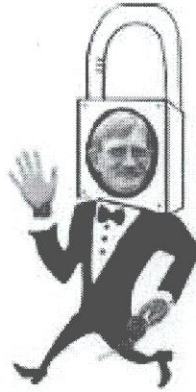
Contact Name: Geri Bond

Address: 2541 N. Reston Terrace

City, State, Zip: Hernando, FL 34442

Email: g.bond@villageservices.net

Phone: 352) 746-6770



Customer ID

| | |
|--------------|------------|
| DATE: | 6/3/2024 |
| QUOTE # | 61201 |
| PO# | |
| Customer ID | Greenbriar |
| Valid Until: | 7/3/2024 |

| DESCRIPTION | TAXED | AMOUNT |
|---|-------|----------|
| Service Call | | \$60.00 |
| 2 Double Cylinder Lever Locks @ \$310.00 ea | X | \$620.00 |
| 4 Do Not Duplicate Mortise Cylinders @ \$32.00 ea | X | 128.00 |
| 2 Hours labor @ \$80.00 per hr | | 160.00 |
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|--------------|-------------------|
| Subtotal | \$968.00 |
| Tax | \$58.08 |
| Shipping | \$0.00 |
| | |
| Total | \$1,026.08 |

TERMS AND CONDITIONS

X _____ Date _____

If you have any questions about this price quote, please contact
Doug Aerts
 Phone:(352) 560-3178 Email: Doug@1AbleLocksmith.com

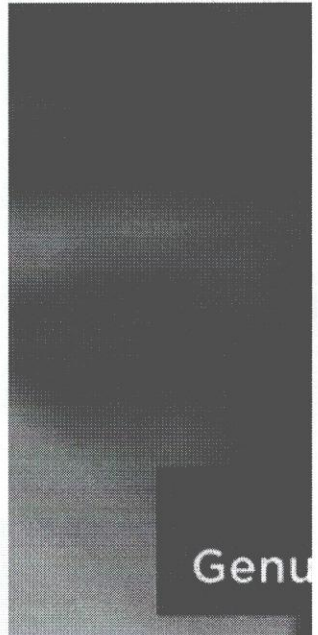
Thank You For Your Business!



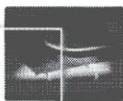
WEATHER
RESISTANCE



MADE USING
RECYCLED PLASTICS



Genu





[PRODUCT DETAILS](#) [CUSTOMER GALLERY](#) [REVIEWS AND Q&A](#) [BEST SELLERS IN THIS COLLECTION](#)

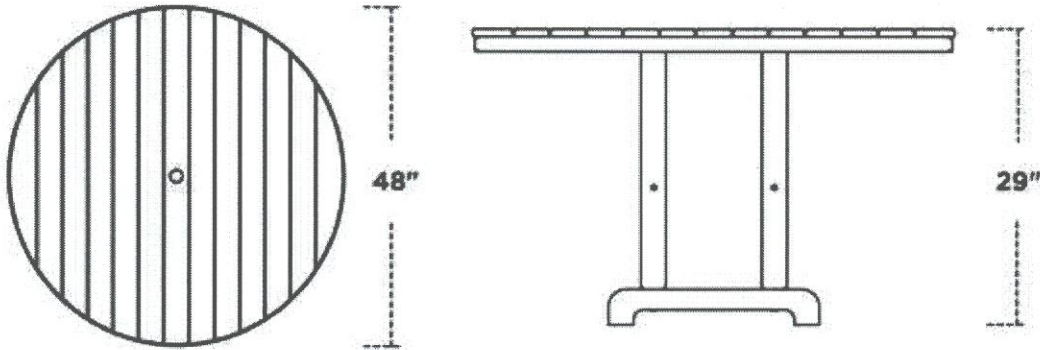
[ADD TO CART](#)

Product Details



Product Details





Additional Info:

[Warranty](#) [Care & Maintenance](#) [Assembly Information](#) [Our Materials](#) [Returns](#) [Help Center](#) [↗](#)

Features

- Table leg design allows for ample legroom; table outfitted with 1.625" center hole for standard umbrella (sold separately); hole cover included
- Built to withstand a range of climates including hot sun, snowy winters, and strong coastal winds
- Constructed of genuine POLYWOOD® lumber that's infinitely recyclable and sustainably made from recycled and reusable plastic
- Durable, all-weather lumber not prone to splinter, crack, chip, peel, or rot
- 20-year residential warranty; 3-year commercial warranty
- Cleans easily with soap, water, and a soft-bristle brush
- UV protectant and color continuously throughout the HDPE material; requires no painting or waterproofing
- Marine-grade quality hardware
- Made in the USA
- Assembly required

Weight & Dimensions

Overall Dimensions: 48" x 29" x 48" (WxHxD)

POLYWOOD®

[Home](#) / 48" Round Farmhouse Dining Table

SKU#: RT248

48" Round Farmhouse Dining Table

1. Select POLYWOOD Color: White Clear

| | | | | | | |
|---|--|---|---|--|---|--|
| SLATE GREY \$499.00 QUICK SHIP Ships within 5 - 7 Business Days | BLACK \$499.00 QUICK SHIP Ships within 5 - 7 Business Days | TEAK \$539.00 QUICK SHIP Ships within 5 - 7 Business Days | MAHOGANY \$539.00 QUICK SHIP Ships within 5 - 7 Business Days | WHITE \$569.00 QUICK SHIP Ships within 5 - 7 Business Days | SAND \$569.00 QUICK SHIP Ships within 5 - 7 Business Days | GREEN \$539.00 BUILT TO ORDER Ships within 10 - 14 Business Days |
|---|--|---|---|--|---|--|

2. Shop Accessories (Optional)

\$569.00

White

QUICK SHIP

Ships within 5 - 7 Business Days
[Shipping Policy](#)

2

ADD TO CART

[Add to Wish List](#)

4.6 ★★★★★
Google
Customer Reviews



✓ Shipping

✓ Delivery

3. Payment

A billing address is not required to complete your purchase.

Credit or debit card

Card number

Expiration (MM/YY)

CVV



Billing address same as shipping

PayPal

Save my information with Bolt for a faster checkout

- Easy real-time tracking updates in select stores
- Bank-level security & account protection
- Shop hundreds of [stores](#) with Bolt's passwordless login

Pay \$1,206.28

By continuing, you agree to create a Bolt Account under our [Terms of Use](#) and [Privacy Policy](#).

[← BACK](#)

Order Summary



48" Round Farmhouse
Dining Table in...
Quantity: 2

\$1,138.00

+SERVICE CODE/GIFT CARD

4.6 ★★★★★
Google
Customer Reviews

\$1,138.00

Free