

GREENBRIAR OF CITRUS HILLS BOARD OF DIRECTORS MEETING JULY 24, 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. Guest Speaker: Raymond Briercheck regarding condo insurance
5. Motion to approve prior minutes: May 22, 2024 & June 11, 2024 (MOTION)
6. New Business:
 - a) Approval of Financial Statements provided to Association May 31, 2024 & June 30, 2024. (MOTION)
 - b) Discuss revision to declaration regarding rentals to a percentage of units.
 - c) Discuss revision to declaration for approval of sales and rentals.
 - d) Discuss and possible approve I.D Badge passes for unit owners and renters. (MOTION)
 - e) Discuss and ask for volunteers for a Fine Committee (3 Members not related to any of the Board Members or living in their household. (MOTION)
 - f) Approve the estimate #7061 for the repairs to the pool from A-Clearwater \$3,765
 - g) Ratify the estimate # estimate #7091 repairs to pool \$200
 - h) Ratify the American Leak Detection visit to complex building 7 leaking under payment \$450.00. (MOTION)
 - i) Ratify the Suncoast Plumbing expense for repair in Building 7 parking lot.
 - j) Discuss special assessment for Bulk Cable, \$36 a month per unit owner, for July – December 2024. \$216.00 for the six months. Schedule the date with notice to unit owners 14 days in advance.

- k) Approve the removal of a tree next to building 19, provide by Tim Messere Tree Removal for \$2,500 for removal \$450 to removal debris and lay sod.
Removal of a tree on Hartford, provide by Tim Messere Tree Removal for \$1,850 for removal, \$450 to removal debris and lay sod (total for two trees \$5,250.00 with sod) or USA Tree for the two trees, which does not include sod \$4,860. (MOTION)
- l) Discussion and possible MOTION for re-fuel diesel in both generators: water generator $\frac{1}{2}$ full; sewer generator $\frac{3}{4}$ full.
- m) Discussion and possible MOTION to use composite board for repairing the back stairs, or PT Lumber to complete the repairs.
- n) Discussion and possible MOTION approval for shirts for the maintenance department.
- o) Approve agenda posting: Agenda's will be posted on either side of the pool.
Postings in complex at mailbox will have information Board of Directors Meetings, Location, and Time. Also will state Agendas are posted at the pool or can be viewed on the website at: greenbriarofcitrus hills.org
- p) Approval of Storm/Screen door to be installed front door: 370 E Glassboro Ct 2B

7. Old Business:

- a) Discuss issues of current vendor for leaf guards and plan for proceeding forward.
- b) Amend original motion for leaf guards with correct price after final proposal once vendor got into the job, additional cost for shipping and lift as well as additional labor cost. Original price accepted was \$17,124.0 amended price is \$24732.13 (MOTION)

8. Homeowners Concerns & Suggestions

9. Adjournment