

Greenbriar of Citrus Hills Owners' Association, Inc.

A Corporation Not-for-Profit

ANNUAL MEETING

Under the provisions set forth by the Greenbriar of Citrus Hills Owners' Association, Inc. the following Annual Meeting is hereby noticed:

Date: April 05, 2023

Time: 6:30PM Registration / Meeting start time 7:00PM

Location: Tuscany on the Meadows (Quality Inn)
350 E. Norvell Bryant Hwy., Hernando, FL 34442

Agenda:

1. Call to Order
2. Introduction of Current Officers/ Directors
3. Determination of a Quorum & Certifying of Proxies
4. Proof of Notice of Meeting
5. Guest Speaker Ray Briercheck / Insurance
6. Treasurer Report / Year End Goals / Projects
7. Approval of Minutes of Previous Annual Meeting
8. Results of the Election
9. Results of the Financial Waiver
10. Introduction of New/ Existing Board Members
11. Adjournment

BOARD OF DIRECTORS MEETING NOTICE

Under the provisions set forth by the Greenbriar of Citrus Hills Owners' Association, Inc. the following Board of Directors Meeting is hereby noticed:

Date: April 05, 2023

Time: Immediately following the Annual Meeting

Location: Tuscany on the Meadows (Quality Inn)
350 E. Norvell Bryant Hwy., Hernando, FL 34442

Agenda:

1. Election of Officers
2. Adjournment

Greenbriar of Citrus Hills

Run Date: 01/17/2023

Run Time: 06:37 AM

FUND BALANCE SHEET

As of: 12/31/2022

Assets

Account	Operating	Reserves	Total
01042 Alliance Ckg #8423	\$160,822.58		\$160,822.58
01043 Alliance MM #7294	\$99,038.02		\$99,038.02
01046 Alliance Petty Cash x8651	\$186.97		\$186.97
01074 Capital City Rese #5247		\$44,213.30	\$44,213.30
01105 Assessment Receivable	\$30,919.62		\$30,919.62
01106 Allowance for Bad Debt	(\$13,811.51)		(\$13,811.51)
01108 Accounts Receivable-GBriar Two	\$4,132.27		\$4,132.27
01300 Deposit Duke Energy	\$370.00		\$370.00
01350 Prepaid Insurance 10/11	\$202,171.86		\$202,171.86
01365 Prepaid Pest.	\$9,369.00		\$9,369.00
01370 Prepaid Expenses	\$119.63		\$119.63
Total Assets	\$493,318.44	\$44,213.30	\$537,531.74

Liabilities

Account	Operating	Reserves	Total
02010 Accounts Payable	\$438.00		\$438.00
02020 Prepaid Assessments	\$44,515.86		\$44,515.86
02025 Payroll Tax Liability	\$1,181.58		\$1,181.58
02035 Capital City Bk Roof Loan		\$406,886.99	\$406,886.99
02040 Insurance Finance Loan	\$163,376.00		\$163,376.00
Total Liabilities	\$209,511.44	\$406,886.99	\$616,398.43

Equity

Account	Operating	Reserves	Total
03005 Reserves - Capital Funds		\$1,011,577.13	\$1,011,577.13
03006 Reserve Distributions		(\$1,374,250.82)	(\$1,374,250.82)
03510 Prior Years Earnings	\$347,761.45		\$347,761.45
Current Year Net Income/(Loss)	(\$63,954.45)	\$0.00	(\$63,954.45)
Total Equity	\$283,807.00	(\$362,673.69)	(\$78,866.69)
Total Liabilities & Equity	\$493,318.44	\$44,213.30	\$537,531.74

Greenbriar of Citrus Hills

Run Date: 01/17/2023
Run Time: 06:37 AM

INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04010 Assessment Income	63,000.00	62,993.12	6.88	756,000.00	755,917.00	83.00	755,917.00
04065 Interest on Delq Balance	411.23	0.00	411.23	2,761.02	0.00	2,761.02	0.00
04180 Interest on Operating Acct	24.88	0.00	24.88	289.52	0.00	289.52	0.00
04190 Interest on Reserve Acct	0.00	0.00	0.00	141.09	0.00	141.09	0.00
04200 Allocate Reserve Interest	0.00	0.00	0.00	(141.09)	0.00	(141.09)	0.00
Total	63,436.11	62,993.12	442.99	759,050.54	755,917.00	3,133.54	755,917.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06010 Management Fees	2,639.38	2,639.32	(0.06)	31,672.56	31,672.50	(0.06)	31,672.50
06020 Accounting Fees / Tax Prep	225.00	258.37	33.37	1,775.00	3,100.00	1,325.00	3,100.00
06030 Website Maintenance	0.00	166.63	166.63	343.75	2,000.00	1,656.25	2,000.00
06040 Legal Fees	0.00	666.63	666.63	5,277.20	8,000.00	2,722.80	8,000.00
06050 Annual Meeting Rental Fee	0.00	0.00	0.00	742.00	700.00	(42.00)	700.00
06080 Bank Charges	10.50	8.37	(2.13)	85.61	100.00	14.39	100.00
06082 Capital City Bk Loan	0.00	0.00	0.00	2,177.15	0.00	(2,177.15)	0.00
06100 Insurance General Liability	21,281.26	14,742.32	(6,538.94)	189,595.14	176,908.50	(12,686.64)	176,908.50
06150 Insurance Workmans Comp.	2,869.00	150.37	(2,718.63)	3,953.00	1,804.00	(2,149.00)	1,804.00
06160 Employee Salaries	3,633.69	5,100.00	1,466.31	47,385.30	61,200.00	13,814.70	61,200.00
06165 Employee Payroll Tax Exp	376.29	550.00	173.71	3,756.58	6,600.00	2,843.42	6,600.00
06170 Office Supplies / Postage	915.92	166.63	(749.29)	2,801.59	2,000.00	(801.59)	2,000.00
06220 Corporate Report/DBPR	840.00	0.00	(840.00)	901.25	62.00	(839.25)	62.00
06260 Bad Debt	1,213.93	166.63	(1,047.30)	7,775.59	2,000.00	(5,775.59)	2,000.00
06290 Miscellaneous	0.00	41.63	41.63	583.28	500.00	(83.28)	500.00
06510 Grounds Maintenance	4,495.00	4,495.00	0.00	54,100.00	53,940.00	(160.00)	53,940.00
06511 Ground Maint Pest Control	1,561.50	1,583.37	21.87	18,738.00	19,000.00	262.00	19,000.00
06515 Mulch / Sod / Plants	750.00	666.63	(83.37)	2,941.02	8,000.00	5,058.98	8,000.00
06570 Tree Trimming / Removal	475.00	1,000.00	525.00	31,462.50	12,000.00	(19,462.50)	12,000.00
06580 Termites	0.00	0.00	0.00	2,776.00	3,000.00	224.00	3,000.00
06600 Extermination	213.00	216.63	3.63	2,647.00	2,600.00	(47.00)	2,600.00
06610 Irrigation Repairs / Maint	1,755.60	416.63	(1,338.97)	4,026.88	5,000.00	973.12	5,000.00
06615 Equipment Maintenance	852.79	250.00	(602.79)	5,982.98	3,000.00	(2,982.98)	3,000.00
06650 Water Well Maint / Water Plant	173.00	1,258.37	1,085.37	8,729.12	15,100.00	6,370.88	15,100.00
06700 Signage	0.00	83.37	83.37	56.47	1,000.00	943.53	1,000.00
06760 Miscellaneous	0.00	50.00	50.00	0.00	600.00	600.00	600.00
06910 Repairs	9,701.88	2,500.00	(7,201.88)	62,123.85	30,000.00	(32,123.85)	30,000.00
06920 Contracted Maintenance	0.00	500.00	500.00	3,257.81	6,000.00	2,742.19	6,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07010 Pool Expenses	755.00	1,441.63	686.63	14,366.97	17,300.00	2,933.03	17,300.00
07020 Pool License	0.00	0.00	0.00	250.00	250.00	0.00	250.00
07820 Trash Removal	1,472.43	675.00	(797.43)	20,205.74	8,100.00	(12,105.74)	8,100.00
07830 Electricity	1,492.38	1,166.63	(325.75)	20,031.37	14,000.00	(6,031.37)	14,000.00
07840 Sewer Maint. - Waste Water	4,664.40	1,781.63	(2,882.77)	31,978.98	21,380.00	(10,598.98)	21,380.00
07850 Telephone	614.18	166.63	(447.55)	3,505.30	2,000.00	(1,505.30)	2,000.00
08005 Reserves Capital Fund	19,750.00	19,750.00	0.00	237,000.00	237,000.00	0.00	237,000.00
Total	82,731.13	62,658.42	(20,072.71)	823,004.99	755,917.00	(67,087.99)	755,917.00
Net Income	(19,295.02)	334.70	(19,629.72)	(63,954.45)	0.00	(63,954.45)	0.00

Greenbriar of Citrus Hills Owners Assoc.
Annual Meeting Minutes
April 26, 2022 at 7:00 P.M.

CALL TO ORDER:

The meeting was called for order at 7:17p.m. by Gerry Jones, President.

INTRODUCTION OF CURRENT OFFICERS/DIRECTORS

Gerry Jones, President
Harvey Gerber, Vice President
Spiro Colvias, Treasurer

OTHERS IN ATTENDANCE

Geri Bond, CAM
Marge Lamb, CAM

CALL OF ROLL:

Certifying of proxies was completed by Villages Services. The required quorum of 1/3 of membership (210 units) was established, with 71 members in attendance: twenty-five (25) by proxy and forty-six (46) in person.

FINANCIAL WAIVER: Requirements for the financial waiver is a majority of the quorum at a duly called membership meeting. Quorum was 71, majority is 36. The vote was 40 for compiled financials and 23 for audited financial statements. The financial waiver passed so there will not be an audited financial statement for 2022. Year 2025 the association will be required to obtain an audited financial statement if the future years pass for compiled financial statements.

PROOF OF NOTICE:

Posted signs in the Community at every complex. Notices were mailed to all owners of record as well as being posted at the office of Villages Services as Agent of Record. Also posted on the Greenbriar of Citrus Hills website <https://greenbriarofcitrus hills.org>. Proof of Notice was signed by Treasurer, Spiro Colivas.

APPROVAL OF MINUTES:

The Motion was made by Gerry Jones, President to dispense the reading and approve the amended minutes of the Annual Membership Meeting of May 1, 2021, and was seconded by Harvey Gerber. All were in favor.

INTRODUCTION OF 2022 BOARD OF DIRECTORS:

Since there was only one position open and one candidate there was no election and James David Wheeler was placed onto the Board.
Gerry Jones, Harvey Gerber, Spiro Colivas, and James David Wheeler. After annual meeting there is still a one year vacancy

Adjournment:

With no further business on the table.

The Motion was made by Spiro Colivas, Treasurer to adjourn the meeting at 7:56P.M. and seconded by Harvey Gerber, Vice President. All were in favor.

GREENBRIAR OF CITRUS HILLS OWNERS' ASSOC., INC.
c/o Villages Services
2541 N Reston Terrace / Hernando FL 34442
Phone # 352-746-6770

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If you wish to be counted at the Annual Meeting you must sign/date the General/Limited Proxy and mark your vote on your ballot for the Directors. IF THE GENERAL/LIMITED PROXY IS NOT RETURNED WITH YOUR BALLOT THE BALLOT WILL NOT BE COUNTED.

DO NOT INSERT the General/Limited Proxy into your Ballot Envelope.

DO NOT WRITE on your BALLOT ENVELOPE. ENCLOSE YOUR BALLOT WITH YOUR SELECTIONS MARKED AND PLACE INTO THE BALLOT ENVELOPE AND SEAL.

Place the GENERAL/LIMITED PROXY inside in the larger envelope provided along with your ballot envelope, seal and mail. Please make sure to vote for the financial waiver located on your General/Limited Proxy.

YOU MUST SIGN THE OUTSIDE OF THE ENVELOPE BEFORE MAILING BACK TO THE ASSOCIATION WITH YOUR GENERAL/LIMITED PROXY AND YOUR BALLOT. IF THIS IS NOT COMPLETED YOUR VOTES NOR YOUR PROXY WILL BE COUNTED.

Please follow these instructions for mailing in your Ballot.

**Color Ballot
Into
Ballot Only Envelope
Into**

Return Envelope with your General/Limited Proxy
(Make sure you vote for the financial waiver & sign outside of envelope)

Mail Back in the provided Self Addressed Envelope
(Sign outside of envelope)

**Colleen McHugh
94 E Hartford St. #2B
Hernando Fl, 34442**

In 1983 I moved to Citrus County as a Senior in High School. There were many dirt roads, watermelon fields, pickup trucks with rifles, and a Piggly Wiggly for your home goods. Citrus Hills was just beginning to become a landmark. Everyone basically knew each other; it was as if we were a big happy family.

I graduated from Citrus High School in 1984, working here at Greenbriar One as a lifeguard at age 17. Then Greenbriar was an Upscale Retirement Community, always pristine!

Currently, Greenbriar is not that "Upscale Community"! I feel that we are slowly getting back to that desirable community, but to that end, we all must become involved.

We, as residents, have turned into a dysfunctional family, acting like little kids wanting change, but not actively seeking it. We are doing it repeatedly: complain, stomp our feet, raise our voices while expecting change. We run to the Board, as if they are our parents, to fix things, and then question why no one is doing anything or given any transparency to things being done and a timeframe. Those who do attend the meetings and voice their concerns feel like those concerns are not being addressed.

If you see something that needs improvement, not only should you say something, you need to take ownership of helping to accomplish that improvement. As residents, we need to make it happen!

I constantly hear people complaining about dogs, whose owners do not pick up after them. We should nicely approach them and inform them that they need to properly care for our community. We also need them to be held accountable.

Some rules need to be amended. I feel that it is ridiculous to not allow bicycles in your carport, we should be able to find an aesthetic way to hang them up, as well as Kayaks. Carports are becoming unsightly storage units.

The tenants that rent here should be carefully vetted. I find that many of the renters are Section 8, allocating our taxes to pay their rent. Greenbriar is not a government subsidy housing project! Unfortunately, many of these renters do not respect our community: illegal activity, police cars and Swat Teams, many visitors day and night, etc.

Most of our Board Members, if not all, are Investors and do not actually live here! How do they relate to our problems and the urgency of having them addressed immediately? They only have a vested interest in our community. Since the Board Members own a great share of properties, they are allocated the majority vote on all board decisions, as they get one vote per unit. This needs to change. Perhaps a maximum vote for two units, regardless of how many you own.

Bottom line, things need to change! To accomplish this goal, we need to attend all meetings and expect accountability, transparency and the desire of all owners to make a difference!

I am seeking a position on our HOA Board, as a full-time resident, with the compassion to not only make a difference, but to also get our community back to where it should be, where it could be and where it will be!

Fondly, your neighbor,

Colleen McHugh

Stanley Skeet Shyner

115 E Hartford St
Building 9 Unit 1B
Hernando, FL 34442

Objective - To become a member of Citrus Hills Owners Association Board of Directors. Today our Board is represented by "multiple" unit owners who do not live in our community. I will represent the "single unit" owners who live in the condos here at Greenbriar 1 in Citrus Hills.

Background - Spent 25 years on the Trenton NJ Police Department enforcing the laws and regulations in NJ. Today the rules and regulations at Greenbriar 1 are not being enforced as barking dogs are left unattended, unregistered vehicles are left in our parking areas and unsightly carports are widespread. Many of these offenders are in rental units.

Property Management - Spent eleven years owning/operating beverage facilities in Florida. Normal activities involved generating sales revenue, controlling expenses and planning future purchases. All of these business activities are required to maintain successful establishments.

Military - Spent four years in the US Navy

Summary - If elected to the Board of Directors, I plan on providing a "voice" for the individual condo owner here in Greenbriar 1. I believe more attention needs to be given to these owners whose concerns are not being addressed today.

RECEIVED

MAR - 1 2023

**BALLOT FOR GREENBRIAR OF CITRUS HILLS OWNERS'
ASSOCIATION, INC.
APRIL 5, 2023**

ELECTION OF DIRECTORS

The following residents are candidates for Directors of Greenbriar of Citrus Hills Owners' Association, Inc. Their biographies are in the enclosed information packet. **Choose only ONE (1).** Changing the ballot or choosing more than **ONE** will invalidate your vote. This position is for a one year term.

- Colleen McHugh
- Stanley Skeet Shyner

IN ORDER FOR THIS BALLOT TO COUNT

**YOU MUST SIGN IN AT THE MEETING DESK OR
RETURN YOUR LIMITED PROXY IN THE RETURN
ENVELOPE.**