



Board of Directors Meeting

Monday, July 10th, 2023, at 7:00 PM

MEETING MINUTES

Roll Call to Establish Quorum

- Meeting called to order at 6:37PM by the President.
- Establish Quorum – Judy Hayes, & Krystal Catalano present to establish a quorum. Magda Hatka of Ameri-Tech was also present.
- Meeting Notice Verification – was posted 48 hours prior.

Introduction

Read or Waive Minutes of Last Members' Meeting & Motion to Approve

- Judy Hayes made a motion to waive the minutes of the last meeting, Krystal Catalano seconded the motion, all in favor. Motion passed.

Financial Report

- A brief synopsis of the financial position of the association was given by Judy Hayes.

Grounds Report

- A company will soon be trimming all of the palm trees.
- Landscaping Contract
 - 3 Bid were received:
 - Russel - \$37,500.00
 - Swingle - \$34,404.00
 - Laurose - \$31,200.00
 - Judy Hayes made a motion to accept the bid from Laurose Lawns, Krystal Catalano seconded the motion, all in favor. Motion passed.

TOWNHOMES AT GLENBROOK



Building Report

- Pool Deck Proposal
 - The proposal from Lomza Experss Inc. consists of repairing cracked tiles and installing the sealer around the edge of the pool drench drain for \$1450.00.
 - Judy Hayes made a motion to accept the proposal from Lomza Experss Inc. for the pool deck, Krystal Catalano seconded the motion, all in favor. Motion passed.
- Drainage Ditch Proposal
 - The proposal from Lomza Experss Inc. consists of installing a trench drain for \$1575.00.
 - Judy Hayes made a motion to accept the proposal from Lomza Experss Inc for the drainage ditch, Krystal Catalano seconded the motion, all in favor. Motion passed.

New Business

- Discussion of New Insurance
 - HUB International has informed the Association that the Wind Insurance premium has gone up to \$60,000.00 and this is for 1 million coverage. Glenbrook is worth 5.5 million dollars.
 - Discussion ensued about new FL Statutes regarding Condo Associations and how this affects Insurance Costs.
 - The Board is considering increasing the monthly fees by 15% or having a special assessment to cover the increased insurance costs.
- Open Forum
 - A homeowner would like the “No Trespassing” Sign that sits in the middle of the dog walk area to be removed.
 - A homeowner would like to know the days of the week the grass is watered.
 - A homeowner is concerned about wires above the ground; the property manager will investigate this.

TOWNHOMES AT GLENBROOK



- A Board member brought it to the attention to the rest of the Board that another homeowner is harassing vendors entering the property.

Adjournment

- Judy motioned to adjourn the meeting, Krystal seconded the motion, all in favor. Motion Passed. The meeting adjourned at 8:08 PM.