



Annual Meeting

Monday, November 18th, 2024, at 7:00 PM

Budget Meeting

1. Called to order at 7:03PM by President.
2. Quorum of the membership present
3. Quorum of the Board present
4. Motion by Judy Hayes to accept the 2025 fully funded budget as presented and mailed to owners. Ronald Reichel Jr. seconded the motion.
5. Motion passed unanimously for the 2025 Budget.
6. Adjournment 7:07PM

Annual Meeting (Budget & Annual Meeting Opened Simultaneously)

1. Called to order 7:07 p.m. by President.
2. Proof of Notice – mailed to homeowners and posted on site.
3. Quorum of the membership present.
4. Read or Waive Minutes of Last Members' Meeting
 - a. Motion by Judy Hayes to waive the reading of last year's minutes. Ronald Reichel Jr. seconded the motion. Motion passed unanimously.
5. Candidates have Read and Agree to Abide by Association Documents
 - a. Corporate Transparency Act
 - b. Members now have to take a class, as well as 4 hours of continuing education every year.
6. Election of Directors
 - a. Call for Candidate Nominations from the floor.
 - i. No Nominations from the Floor.
 - b. Introduction of Candidates
 - i. Judy Hayes
 - ii. Joseph Morano
 1. Joseph Morano stepped down and no longer would like to pursue candidacy.
 - iii. Ronald Reichel Jr.
 - iv. Michael Richman
 - c. No Election Needed.
 - d. New Board – Judy Hayes, Ronald Reichel Jr., & Michael Richman
7. New Business

TOWNHOMES AT GLENBROOK



- a. Discussion ensued about the roof and present leaks. If there are any leaks, please reach out to the property manager or the Board directly so the issue can be addressed.
 - b. Discussion ensued about the drainage issue. The property manager did have a vendor out to look at the issue to provide resolution.
 - c. A homeowner wants to make sure if any resident sees a safety issue they should let the Board know immediately.
 - d. A homeowner would like better communication, would like to request inspection on all roofs before the hurricane season, would like to request a community grilling area, and thinks all residents need a gentle reminder of the rules and regulations of the community.
 - e. Community wanted to know the policy involved when someone beside the owner moves into the community. Discussion ensued on this topic.
 - f. Discussion ensued about why the seal locating project was postponed.
8. Announcement and Seating of New Board
 - a. Judy Hayes
 - b. Ronald Reichel Jr.
 - c. Michael Richman
9. Adjournment 7:57 p.m.