

# TOWNHOMES AT GLENBROOK

---



## MEETING MINUTES

March 14, 2022

Judy Hayes (Present)

*President*

Owner – Jan Magnan

Ron Reichel (Present)

*Vice President*

Ronnie Reichel (Present)

*Treasurer/Secretary*

Kim Bramson (Present)

*Property Manager*

Meeting is called to order at 7:02 pm by Kim Bramson. The roll was called and a quorum was established.

Minutes of 08/13/21 Board Meeting were read and approved.

Financial Report review was done and accepted at 7:15pm

Ronnie asked if we could move some of the pool reserves to the paving reserves. Judy & Kim mentioned that we cannot move money from one reserve to another. When the budget for 2022 was created, we lessened the amount going into painting, since the buildings was just painted, and increased paving substantially. Kim mentioned that the Deferred Maintenance reserve could be used when needed for the paving. Paving won't likely be done for another 2 years. We don't want to use all our Deferred Maintenance. We are currently putting \$900.00 a month in the Paving Reserve.

Grounds report:

Pool is in pretty good shape except for some minor repairs. There is coping in the pump house when needed for the repairs.

Ronnie spoke about getting the gutters cleaned. Kim will get that scheduled.

The proposal from David Swingle, \$3035.00 for the plantings in the community were approved. Ron Reichel motioned to approve, Ronnie Reichel 2<sup>nd</sup>. Mulch bid, \$2580.00 from Mulch Blowers of Florida was accepted by all.

# TOWNHOMES AT GLENBROOK

---



David Swingle suggested to Ron & Ronnie putting concrete curb around the islands. At least we could put mulch over the roots. Kim will get estimates for the concrete.

#### Building Report:

An owner has been storing a gas powered bicycle in the lanai. A letter was sent to the owner that the bike must remain outside and be parked in the unit's parking space.

Street light at the corner of Glenbrook Circle and Tudor Ln was finally repaired and now has an LED light which is much brighter.

There was a leak over by the pump house that resulted in a very large water bill. Palm Harbor Plumbing was called and fixed the leak which was found to be way under the roots of the palm tree. Judy brought the large bill and a copy of the repair invoice to PCU. They will be crediting us.

Jan Magnan complained about rats. Besides the fact that we live next to the woods, Judy was told that Pinellas Cty has a rat infestation. It was suggested to get Tom Cat Bait traps and place where there is a problem.

Jan also mentioned that the drain in the back of the bldg. is not working. Property Mgr., Kim, to get bids for cleaning the drainage systems in the community. There are 3.

Jan also requested that a street light be placed at the end of her walkway. There is a light just across the street. Judy will be contacting Duke Energy to replace existing light with an LED which is MUCH brighter and should take care of the issue.

Dog walk area needs a new sign.

Meeting adjourned at 8:06pm