

# TOWNHOMES AT GLENBROOK

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## ANNUAL MEETING MINUTES

March 2, 2011

### PRESENT

**Judy Hayes** – President  
**Ron Reichel** – Vice President  
**April Davis** – Secretary  
**Gary Moore** - Property Manager  
**Cara Penyak**  
**Shiela and John Scumaci**

### OPENING

The Annual meeting of the Glenbrook HOA was called to order at 7:02 p.m. on March 2, 2011 by Gary Moore. The roll was called and a quorum was established. A proof of notice was presented. It was noted that a notice was posted and mailed to owners. There are 5 positions available for election.

The floor was open for nominations. Judy, Ron and April expressed an interest in keeping their current positions. Vikki and Mike also expressed an interest keeping their positions via email to Judy. There were no volunteers or other nominations. No elections were held.

### MEETING MINUTES

The 2010 Annual Meeting minutes were read by April. Ron motioned to accept. Judy seconded the motion.

### PRESIDENT REPORT

- Ron was recognized for all of the work he has put in to the community. We appreciate his time and efforts. Everyone attending agreed.

### UNFINISHED BUSINESS

- We will continue to contact SPC about the dumpsters that boarder our community.

### NEW BUSINESS

- The landscaping company has asked for a raise of \$82.50 a month. We are in agreement that they do not do anything extra, but are better than other landscaping companies we have had in the past.
  - Gary was asked to look at a cracked entryway at 2206 Andover. Avery was called, but never responded, Gary will look into this again.
  - We will get bids on fixing the pool. It needs new marsite coating. The pool will have to be closed for a month to fix. We decided to wait until fall/winter to do the repairs. We will also look into new surfacing around the pool at that time as well.
  - We obtained pressure washing bids for the sidewalks. They were very high. Judy sent back to each bidder the offer to have them pressure wash for \$400. Haven't heard back yet.
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- Jim will spray vines with weed insecticide for \$50 per dose.
- Judy suggested putting hedges between the community and SPC where it is now opened up due to brush removal.
- The Andover sign fell and hasn't been replaced. The wood on our 2 sign posts is rotting. We will get a quote on metal signposts.

## **OPEN DISCUSSIONS**

- There was a concern over a group of teenagers that use the pool often – leaving trash, making excessive noise and leaving cars parked by the pool even after that had left the pool area. We suggested that they write an email to Ameritech. We cannot control the daily time limit on parking in the visitor's spaces. The teenagers had a key, but we as owners have a right to ask where any pool users live and report any abuse to the management company. They will handle notices to owners.
- It was mentioned that a car was parked by the pool in a Visitor's space for an extended period of time. That was an arrangement by an owner and the board to allow the car to be parked there until March 3. It was moved at that time.
- Bright House quality issues came up again. Gary suggested that anyone who has problems should contact him as well, so he can relay the numerous concerns we all have to the sales team. Maybe that will get someone's attention at BH.
- We will put out a newsletter with the BH issue suggestion and other notices soon.
- Cara wanted to know the approval process in fixing a structural issue with her lanai door frame. As long as the screen door matches, and any work done is made to match, then no review will be needed from the Architectural Committee.

## **ADJOURNMENT**

Judy motioned to adjourn the meeting, Ron seconded the motion. Meeting was adjourned at 7:45 p.m.

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