

TOWNHOMES AT GLENBROOK



BUDGET MEETING MINUTES November 16, 2011

PRESENT

Judy Hayes – President
Ron Reichel – Vice President
Vikki Klidis – Treasurer
April Davis – Secretary
Mike Rychman – Member At-large
Steve Kornacki - Property Manager
Nikki Megliss

OPENING

The Budget meeting of the Glenbrook HOA was called to order at 7:00 p.m. on November 16, 2011 by President Judy Hayes. The roll was called and a quorum was established.

Steve established proof that the Budget was sent to each Board Member for discussion. Steve asked if anyone had questions. Judy mentioned a few alterations she had made. We agreed that they were appropriate. Ron motioned to accept the 2012 Budget. Mike seconded the motion.

ADJOURNMENT

April motioned to adjourn the Budget meeting, Ron seconded the motion. Meeting was adjourned at 7:02 p.m.

MEETING MINUTES November 16, 2011

PRESENT

Judy Hayes – President
Ron Reichel – Vice President
Vikki Klidis – Treasurer
April Davis – Secretary
Mike Rychman – Member At-large
Steve Kornacki - Property Manager
Nikki Megliss

OPENING

The regular meeting of the Glenbrook HOA was called to order at 7:04 p.m. on November 16, 2011 by President Judy Hayes. The roll was called and a quorum was established.

MINUTES

April read the minutes from the last regular meeting. The minutes had been approved prior to the meeting via email, but were approved again by Judy and seconded by Ron.

TREASURER'S REPORT

Vikki read the Treasurer's report. A clarification was made about prior year totals. Judy motioned to approve the report, Ron seconded.

TOWNHOMES AT GLENBROOK



MANAGER'S REPORT

- There were 11 delinquencies in monthly fees, but not to the point of concern.
- Three letters went out about clutter
- Wind Mitigation inspection was completed on two buildings. The report will most likely save unit owners and the HOA on insurance. Judy will post a notice to owners about getting the reports to submit to insurance companies.
- Bids are coming in on refurbishing the pool. Pool repairs and upgrading is covered in the reserves, so no assessments will be necessary. This is the first major overhaul in 17 years.
- The January Annual meeting needs to be scheduled. An announcement will be posted in December.

GROUNDS REPORT

- Jim's crew cut a cable line while trimming bushes. Steve asked for receipts for repairs to anything the grounds crew messes up. The owners will be reimbursed.
- St Pete College presented a blueprint showing they are not fully responsible for the drainage issues we are having. They have addressed their side of the berm. We will have to wait for a substantial rain to see if it worked.
- French drains were connected behind Cara's unit. All of the drains are now connected which was a problem before. A large hole was dug on the south side of the property to collect all of the water. Ron is concerned that it will fill with sand, and that we might need to look into getting a device to keep the sand from collecting. Nikki suggested that we put a small fence around the hole for the safety of our residents and animals.
- The pool lock is not working properly. We will get a locksmith to fix it using the same key.
- Parking lot was patched.
- We will be getting a replacement light in the front and check for the reason the lights periodically turn off and on during the night.
- The holly trees are still dying. We will wait and replace them all at once this spring.
- More wire fencing was requested to keep people from walking thru and breaking the hedges by Belcher.

NEW BUSINESS

- A Neighborhood Watch program was mentioned, but not agreed upon.
- Mike and April both pointed out places where concrete repairs made last year were crumbling. We will get them fixed with asphalt.
- A visitor was seen damaging the yellow posts by the mailboxes. It was not determined if we would ask him to pay for the damages.

ADJOURNMENT

Ron motioned to adjourn the meeting, April seconded the motion. Meeting was adjourned at 8:47 p.m.
