



Annual Meeting

Monday, November 14th, 2022, at 7:00 PM

MEETING MINUTES

Budget Meeting

1. Called to order at 7:02PM by President.
2. Quorum of the membership present
3. Quorum of the Board present
4. Motion by Ron Reichel to accept 2023 budget as presented and mailed to owners.
Ron Reichel Jr. seconded the motion.
5. Motion passed unanimously for the 2023 Budget.

Annual Meeting

1. Called to order 7:10 p.m. by President.
2. Appoint Chairperson of the Meeting – Keith Macmenomay chaired the meeting.
3. Proof of Notice – mailed to homeowners and posted on site.
4. Quorum of the membership present
5. Motion to waive the minutes of the last Annual Meeting by Ron Reichel and seconded by Ron Reichel Jr. Motion is passed favorably, no dissention.
6. Candidates have Read and Agree to Abide by Association Documents
7. Election of Directors
 - a. 3 intents – Judy Hayes, Ron Reichel Jr., & Krystal Catalano
8. Unfinished Business:
 - a. Light pole has been fixed by Duke Energy.
 - b. Dan Greenberg sent a letter to the college whose tree fell on the property.
The college is not liable for the tree falling.
9. New Business
 - a. Coyotes on the property has been an ongoing concern. Unless they pose a threat to the property, there is little that can be done.
 - b. Homeowners' trash cans have been left out, and a letter will be going out to address this.
 - c. 2023 Budget questions were addressed.
 - d. One homeowner recommended advocates to represent the membership.
 - e. Homeowners were concerned about unreserved insurance deductible shortfalls; specifically addressing future hurricane damage. They recommended a line credit. The Board was advised that a line of credit was not a good idea. The Board has agreed to evaluate options and gather information regarding this concern.

TOWNHOMES AT **GLENBROOK**



- f. Homeowners have thanked Judy and Ron for their service and dedication to the community.
10. Announcement and Seating of New Board
11. Adjournment 7:56 p.m.

Board of Director's Organizational Meeting

1. Call to order 7:56 p.m.
2. Appoint Officer Positions
 - a. President – Judy Hayes
 - b. Vice President – Ron Reichel Jr.
 - c. Secretary/Treasurer – Krystal Catalano
3. Adjournment 7:58 p.m.