

Greenbriar Oceanaire Community Association
Board Meeting
December 17, 2018 @ 7 PM
Clubhouse Ballroom
Agenda

Roads and Grounds Snow presentation 6:30

STATEMENT: This meeting is for residents of the community only. General orders of business will be conducted with proper behavior and conduct. Please silence your cell phones and other devices. This meeting is being recorded.

Attendance: Larry Saunders President, Michael DeCicco - Vice President, Joe Bruno - Treasurer, Neil Cavaleri - Member at Large, Susan Schmidt - Member at Large, Management: Jim Ritter - Community Manager
Call Meeting to Order -

1. Approval of Board Meeting Minutes: November 19, 2018 and Special Meeting of December 3, 2018
2. Officer's Report(s)
 - a. President's Report
 - i. Introduce new Board member, Mr. Neil Cavaleri
 - ii. Cart Paths on golf Course open for walking and biking during the closed season for golf.
 - b. Treasurer's Report
 - i. Discussion concerning bar income and expenses.
 - c. Susan Schmidt – general information.
3. Manager's Report:
 - a. Window replacement update
 - b. Street light, JCP&L letter
 - c. Introduce Dennis and Alicia
4. Committee Reports
5. Comments from the membership on action items
6. Action Items for next month.
 - a. Revised Committee Charters approval.
 - b. Approve entering into a lease agreement for the office copy machines.
 - c. Approve a pool services agreement.
 - d. Approve a resolution for the Firewise Grant.
 - e. Gina's Snack Shop Contract
 - f. Replacement of outside swing doors in the pool area and the front lobby doors.
7. Action items - May be amended prior to the meeting:
 - a. Appoint Neil Cavaleri as Board Secretary
 - b. Adopt the 2019 Operating Budget (Finance Committee)
 - c. Approve the committee membership for 2019. (BOD)
 - d. To amend the policy for flag in the community to include a free standing flag pole for the [American Flag](#) – ARC Title III Article 2 Section 7.03 **III** (ARC - Legal Counsel) Stmt. This is to permit the American flag to be flown from a pole no higher than 8' located in the flower bed.
 - e. Amend "[No Smoking Policy](#)" to include vaping in the definition of smoking. (Legal Counsel) Stmt - Following State Regulations has included vaping in its no smoking regulations.

- f. Amend Revision of the [ARC rules](#) to address current practices. (ARC - refer to website or management office for a copy.)
 - g. Service [Animals](#) are excluded from the rule that “no pets are permitted in the clubhouse or on the recreation amenities of the association”. A Service Animal is described as an animal which is required because of a disability and is specifically trained to perform a certain work/task for a disabled person. (Legal Counsel)
 - h. Revision to the ADR rules. (ADR, Legal Counsel)
 - i. Appoint members for ad hoc Pool Committee report directly to the Board.
8. Business portion of the meeting has now ended - Public Comments concerning the Community.
 9. Meeting adjournment