

Greenbriar Oceanaire Community Association

Board Meeting

Tuesday February 19, 2019 @ 7 PM

Clubhouse Ballroom

Agenda

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 - Secretary, Susan Schmidt - Member at Large, Management: Jim Ritter - Community Manager

Call Meeting to Order -

1. Approval of Board Meeting Minutes: January 22, 2018
2. Officer's Report(s)
 - a. Presidents Report – Larry Saunders
 - i. Pool Contract
 - b. Treasurer's Report – Joe Bruno
 - i. Monthly Expenses
 - ii. Budget timing – 8-1 hard date for submission to Finance
 - c. Vice-Presidents Report – Mike DeCicco
 - i. Board liaisons
3. Manager's Report:
 - a. Window replacement update
4. Committee Reports
5. Comments from the membership on action items
6. Action Items for next month.
 - a. Motion to accept the Reserve Study by FWH - (Finance)
 - b. Motion to accept 2018 Audit expected to be completed by the March meeting (Finance)
 - c. Motion to replace the sand filters for the Spa and Outdoor Pool not to exceed \$20,000, to be funded by the Capital Replacement Fund (Finance, Facilities)
 - d. Motion to set policy for "Third Party Utility" purchase.
 - e. Motion to purchase replacement carpeting of the card rooms and offices to be funded by the Capital Replacement Fund (Finance, Facilities)
 - f. Motion to approve the contract to initiate the Firewise program.
 - g. Motion to amend Policy Section C - Clubs - To remain a club with club status: An annual membership list *with at least the names of fifteen active members* and any bylaw revisions shall be supplied to the Concierge Office.

7. Action items - May be amended prior to the meeting:
 - a. Approve Snack Shack contract. (Dining and Events)
 - b. Motion to continue the golf cart lease not to exceed \$54,000 by Vic Gerard an additional year to be funded by the Operating Fund Account # 04955-002 (Golf Advisory Committee, Finance)
 - c. Motion to purchase replacement pool furniture of \$42,505.50 from Frankford Umbrellas to be funded by the Capital Replacement Fund (Finance. Facilities)

 - d. Motion to purchase Bocce/Tennis area seating for \$7,196.96 from American Tennis to be funded by the Capital Replacement Fund (Finance, Facilities)
 - e. Motion to install vinyl fencing in section 6 to be funded by the Capital Replacement Fund (Finance)
 - f. Motion to accept Aquatic Technologies proposal for the maintenance of the ponds for \$14,650 plus tax for each year of a two-year program for ponds to be funded by the Operating Account # 04935-004 (Finance, Roads and Grounds)
 - g. Motion to approve the replacement of the pool exterior and front entrance doors and to add handicap accessible devices to the front doors not to exceed \$32,200.00 to be funded by the Capital Replacement Fund and Clubhouse Improvements account 04960-320 (Finance, Facilities)
 - h. Motion to approve a Fire Wise Committee. This committee will include the following members: Cosmo LaCosta, Jim Pasquariello, Bob Watt, Bill McCrain, Joe Scotto, Rick Eggers, Thelma Polon, Walter Szczerba, Ed Kopacz, Tom McDonough, Gary Kuykendall, and Tony Tracey.
 - i. Motion to approve the 2019 Golf Rules (Golf Advisory Committee)

8. Business portion of the meeting has now ended - Public Comments concerning the Community.

9. Meeting adjournment