

# **Greenbriar Oceanaire Board Meeting**

## **Meeting on Monday 4/16/18 @ 7:00pm**

**Due to no flyer delivery's this week, the Board is sending out the agenda. Phone calls will be made to you informing you of the meeting.**

### **Greenbriar Oceanaire Community Association**

#### **Board Meeting**

**Monday, April 16, 2018 @ 7:00 PM**

**At the Clubhouse Ballroom**

### **Agenda**

#### **6:00 PM – “Go 15” Presentation about traffic on the roadways in the community**

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:

John Boden - President, Michael DeCicco - Vice President, Matt Mazza - Secretary, Sharyn McKay - Treasurer,

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

Legal Counsel: Sam McNulty, Esq.

Taylor Management: Kerri Stimpson, Regional Vice President

Call Meeting to Order -

1. Approve Board Meeting Minutes: February 26, 2018 & March 19, 2018
2. Officers Comments:
  - a. Update on Committees Meeting with the Board held on March 28, 2018
  - b. Call for Volunteers to establish both an Ad Hoc Security & Strategic Planning Committee. Candidates should have the respective expertise in those areas.
  - c. Bocci Court remediation to be scheduled prior to season open
3. Manager's Report:
  - a. Insurance Coverage & Policies
  - b. Clubhouse window replacement update
  - c. Shade for Tennis Court ordered
  - d. Pet owners, please respect the lawns of your neighbors when walking your pets.
  - e. Update on clearing silt from the ponds. Banks will be reseeded when work is complete.
  - f. Received a request from Residents Assisting Residents to form a club
  - g. Purchase of a rowing machine for the Gym

- h. Purchase of a small trailer for golf course equipment
- 4. Committee Reports
- 5. Comments on Action Items – This is for comments from members on the action items to be voted on (below) only.
- 6. Action items - May be amended prior to the meeting:
  - a. Motion to approve the 2017 Annual Audit as prepared by Mohel, Elliott, Bauer & Gass, PA. (to be presented to the community by the finance Committee on May 22)
  - b. Motion to approve filing the Association’s 2017 Federal Tax Return at the corporate tax rate to be filed as a 1120, as prepared by the Auditor.
  - c. Motion to approve the remediation of the Bocci Courts by Artificial Greens and Lawns at a cost not to exceed \$30,000 to be funded by Capital Replacement Fund and charged to Account # 2030-055.
  - d. Motion to secure the Association’s D&O and Liability Insurance policies for the period April 24, 2018 through April 23, 2019.
  - e. Motion to appoint Joe Guastella to the Roads & Grounds Committee
  - f. Motion to approve settlement with Technocality concerning gate pass system enhancement.
- 7. Public Comments concerning the Community
- 8. Meeting adjournment

NEXT BOARD MEETING IS TUESDAY, MAY 22, 2018 @ 7:00 PM

PRESENTATION OF 2017 AUDIT REPORT BY THE FINANCE COMMITTEE @ 6 PM