

Greenbriar Oceanaire Community Association
Board Meeting Minutes
Monday November 18, 2019 @ 7 PM
Clubhouse Ballroom

Attendance: Larry Saunders President, Michael DeCicco - Co-Vice President, Joe Bruno- Co-Vice President Neil Cavaleri - Secretary, Robin Wetmore - Treasurer, Management: Jim Ritter - Community Manager

1. Meeting called to order.
2. Motion to approve October 21, 2019 Minutes.
3. Officer's Report(s)
 - a. President's Report - Larry Saunders
 - b. Co-Vice President's Report - Mike DeCicco
 - c. Co-Vice President's Report - Joe Bruno
 - d. Treasurer's Report - Robin Wetmore
 - i. Expenses for October were \$273,000.
 - ii. No Maintenance fee increase, it will remain at \$225 per month.
 - e. Secretary's Report - Neil Cavaleri
 - i. Generator update
 - f. Manager's Report - Jim Ritter
 - i. We had had our first frost, please make sure your outside spigots and irrigation are off.
 - ii. Lawn cutting is at and end for the season
4. Committee Reports
5. Comments on Pending Action Items by Board of Directors:
6. Member Comments on Action Items
7. Action Items for next month.
 - a. Utility vehicles one new one used for \$18,000
 - b. Common Area contract awarding
 - c. Appoint committees
 - d. Approve the 2020 Operating Budget
 - e. Approve Replacement of the indoor Pool dehumidifier
 - f. Instruct staff to solicit bids to recoat the tennis/pickle ball courts.
8. Action items -
 - a. Adopt a Document Retainage Policy. Stmt. Transition is finished. The Association has files back to 2004 in storage which no longer serve a purpose.
 - b. Approval to recover Billiard tables at a cost not to exceed \$4,400 to be funded by the Deferred Maint Account.
 - c. Approval to purchase the Aerobics room floor with a Marble Gray Rubber Tile for \$ 6,000.
 - d. Approval to replace doors at the rear of the clubhouse and ballroom for \$25,100 by Automated Unlimited door to be funded by the Capital Replacement Account 2020.
 - e. Amend Lobby floor cost to \$16,000.
9. Business portion of the meeting has now ended - Public Comments concerning the Community.
10. Meeting Adjourned.