



BOARD MEETING SUMMARY...NOVEMBER 18, 2019

In Attendance: Larry Saunders, Mike DeCicco, Joe Bruno, Neil Cavaleri
Robin Wetmore

OFFICERS' REPORTS

President: Larry Saunders: *see notes below

Co-Vice President: Mike DeCicco-thanking Roger Zucchini and Kent Avery for their many years of service on the Finance Committee

Co-Vice President: Joe Bruno-the BOD will be meeting with Twp. Officials to discuss mutual community matters within the next few weeks

Treasurer: Robin Wetmore

- Funds Dispersed....\$273,000
- No HOA fee increase, it will remain at \$225 per month

Secretary: Neil Cavaleri

- Generator update- information is still being gathered

Manager's Report: Jim Ritter

- We had our first frost, please make sure your outside spigots and irrigation is off
- Lawn cutting is at a end for the season, clean up in progress

2.

Action Items for Next Month

- a. Purchase utility vehicles, one new and one used for \$18,000 (BOD, Finance)
- b. Common Ground area contract awarding (R&G, Finance)
- c. Approve 2020 Committee assignments (BOD)
- d. Approve the 2020 Operating Budget (BOD, Finance)
- e. Approve replacement of the indoor Pool de humidifier (Facilities, Finance): needed to improve the air quality and air temperature
- f. To solicit bids to resurface the tennis/pickle ball courts (Facilities, Finance): needed to repair the cracking, unevenness, and age of courts
- g. Approve of the 2020 Golf rules (GAC)
- h. Approval to recover Billiard tables at a cost not to exceed \$4,400 to be funded by the Deferred Maint. Account (Facilities, Finance)

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. (BOD, Legal Counsel) Passed 5-0
- b. Approval to purchase the Aerobics room floor with a marble gray rubber tile including installation for \$8,000 (Facilities, Finance), Catering Staff provided \$1,500 toward the replacement. Passed 5-0
- c. 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 (Facilities, Finance) Passed 5-0
- d. Amend lobby floor cost to \$16,000 (Facilities, BOD), Passed 5-0

*additional notes

Since the last Board meeting in October, there have been several items that need to be explained to the community in some detail. I am sure some of these items, many of you may not be familiar with, but it is important that the community be aware of them.

3.

As I have said since the first day this board took office, is that we will always be honest, forthright and explain in detail questions of decision that we have made.

First, the question why we no longer use glasses, which have the Greenbriar emblem and have replaced them with better non Greenbriar glasses? As some of you may remember the Board was asked why do we use plastic instead of glass during non catered events in the ballroom? We listened and changed the policy, even though it was more work for staff and allowed glassware to be taken from the bar into the ballroom. So what has happened since, besides normal breakage, more than 150 emblem glasses have been taken home, costing over the last four months over \$800. Since we have changed to plain glasses none have been taken. So to those who have sent RSF's on this matter, now you know why the decision was made. We are not being cheap, which is what we were told, we are being financially responsible.

Second, we have experienced a problem with wedding photos being taken on the golf bridge to Hole #1. We have had Alicia, our Clubhouse Director, the pro shop staff, and Rebecca, from "Touch of Elegance" establish a new strict policy. First, Alicia must know about such a request 30 days in advance, then the pro shop and Rebecca will make sure there is no interference with golfers going onto Hole #1, by halting the wedding party and photographer from picture taking and allowing the golfers to go through and then the photos may continue. You may ask why allow the photos at all, well that back drop of Hole #1 is one of the incentives to use Greenbriar Oceanaire as a wedding venue, it is good advertisement for our community and it brings in income to us.

Third, last month we talked about eliminating posters and tripods in the lobby, especially the center lobby. Clubs can currently advertise events by using the two flyer packets per month, the Beacon, email blasts, and the flyer bulletin board opposite the billiard room. We have in our community 49 clubs. I reviewed how many events in the month of November there are, it is 19. Does anyone one want 19

tripods scattered throughout the clubhouse? Of course not, it would be unsightly and unsafe. And how do you decide which clubs and/or events should get a tripod poster. Impossible!! So we will continue to use the communication media methods we presently have and we are working on adding visual aids, such as video screen to the lobby which will scroll the upcoming events. Yes, we are moving into the 21st century.

Lastly, a few weeks ago, I received a phone call questioning why a particular religious symbol was not allowed from being put on a holiday club flyer. My answer was I did not know, but would find out. I called the clubhouse and was told that there is a policy regarding printing specific religious symbols on a flyer. I asked to see the policy. The policy has been in effect since Lennar/U.S. Homes were in control of the Board and no group ever questioned the policy until three weeks ago. I then explained this to the resident, and said that the present Board did not know of such a policy but will bring it to our legal counsel and if we can, then decide whether revision is needed. But here is what upsets me, I think what the Board decided to do was a legitimate course of action, but then the Board was accused in print of "being discriminatory". I think that word and what it insinuated crossed the line. You may not agree with a policy or decision but words hurt and to use words which are way beyond, is I hope not where this community is going. To attempt to split this community on a topic like this, when it was explained what the course of action is going forward and to stoke people to take sides is upsetting and not the community I think anyone wants. So as I said a few months ago, it is easy to write something, but please remember who is reading what you are writing and how words can hurt others and cause division. Thank you, and Happy Thanksgiving Holiday