

Greenbriar Oceanaire Community Association
Board Meeting
May 18, 2020 @ 10:00 AM
Online Meeting

[Agenda](#)

STATEMENT: This meeting is for residents of the community only. General orders of business will be conducted with proper behavior and conduct. This meeting is being recorded.

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

Call Meeting to Order -

1. Approval of Board Meeting Minutes: April 20, 2020
2. Officer's Report(s)
 - a. President
 - i. Thanks to the ad hoc committee for their recommendations
 - b. Vice President Mike DeCicco
 - i. Golf
 - c. Vice President- Joe Bruno
 - i. Government Guidelines
 - ii. Township Bonds
 - d. Treasurer's Report
 - i. Monthly expenditures \$
 - ii. Financial update
 - e. Secretary –Neil Cavaleri
 - i. Safety in the community
 - f. Manager's Report:
 - i. The staff is anxiously waiting to see everyone back. Steps are being taken In the clubhouse to assist in keeping "Social Distancing" on everyone's mind.

(2)

3. Comments from the Board on action item comments and misc. questions submitted by the membership. Questions must be submitted in writing prior no later than 4:00 PM Wednesday May 13,2020 by RSF or email.

4. Action Items for next month. (June 15)

a. Approval to submit for a vote to the membership to amend the bylaws.

b. Approval amendment to Title III indicating use of political signs and holiday decorations.

c. Motion to approve continuing health insurance for the employees (Board)

5. Action items - May be amended prior to the meeting: Can be viewed at https://taylormgt.ahn6.com/greenbriarocenaire/document_category.asp?cat_id=23&name=Board+agenda (copy and paste to your browser) You will need your password to gain access to this site.

a. Motion to renew the Taylor Management Contract for three years. at a year cost of \$79,790 for year starting 8/2020, \$80,600 for year starting 8/2021, \$81,400 for year starting 8/2022. (Board and Finance Committee)

6. Meeting adjournment

Statement of action items:

Taylor Management Agreement ends in August. The new agreement will be for three years to continue with the same conditions as the expiring one to provide management and financial support services to the Association.

The employees' health coverage is self-explanatory. In addition to medical services, coverage includes dental, eyeglass, and death and accidental dismemberment coverage

(3)

Next Month

The Board and the Association's attorney have been working on the bylaws to remove builder references and privileges. The amended bylaws will also reflect changes to ambiguous, redundant and outdated sections. A marked up copy will be available on the website when it is finished.

During the last holiday season there was some confusion on what was or was not permitted in the signage and postings by clubs in fliers, Beacon, and e-mail blast. In order to keep with the goal of the Board To promote visual harmony and the preservation of aesthetic values at any given time the following changes are to be made:

The following are preliminary recommendations for the Board from the ad-hoc committee.

1) "Clubs shall be entitled to use symbols/images on event flyers to reflect their respective culture, heritage, or beliefs. Symbols/images shall be equal to no more than one quarter of the page - not including club logo." *Policies and Procedures Page 23*

2) "Any event sponsored by a club may include a non-denominational invocation or prayer." *Policies and Procedures Page 10*

3) Delete the word "decorative" from Title III Article 2 Section 7.04 Item 5 and move the complete sentence to Section 7.05 as the beginning of the first paragraph. *RULES AND REGULATIONS ARCHITECTURAL GUIDELINES TITLE III page 49*

4) Delete the words "and placed in the shrub area" from Title III Article 2 Section 7.04 Item 4. *ARCHITECTURAL GUIDELINES TITLE III page 50*

5) Add a section for Political Signs to include one sign at a size not to exceed 24"x24" and length of time to be displayed in the shrub beds, and not more than 30 days prior to an election and removed within 2 days after.

ARCHITECTURAL GUIDELINES TITLE III page 50