



Board of Directors

BOARD MEETING SUMMARY...JUNE 15, 2020

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

OFFICERS' REPORTS

President: Larry Saunders

I have several topics that I want to touch on today. The first is to remind everyone that the first and most important goal of this Board is keeping the residents of Greenbriar Oceanaire as safe and to stay as healthy as possible. Every decision we have made since March, is are we keeping our residents safe and healthy. You must understand that we are residing "in at risk" population and even though the State or Town may relax some guidelines, here in Greenbriar, we cannot take those same risks. That goes for tennis, pickle ball, golf and other amenities. We will take baby steps and be as careful as possible. The Board would rather err on the side of safety. So we ask for your cooperation and understanding.

Second, I want to thank the "three professionals" who assisted us in three projects. The projects were the "dehumidifier at the indoor pool", the A/C unit above the restaurant and finally the large A/C unit above the ballroom. These projects were listed on the Board's Agenda in March and April and residents had the ability to comment or ask questions. The "three professionals" assistance was to recommend to bring in what is called a "balancer" to evaluate the equipment and also additional contractors. The recommendations that these "three professionals" made were to repair each piece of equipment. The Board agreed to repair the dehumidifier and the small restaurant A/C unit, but a majority of the Board felt we would rather replace the large ballroom A/C unit. The reasons were many, (1) over the last six years this unit has not worked properly many times. Those who attend parties, dances etc. know how often the ballroom was either too cool or too hot or not working at all (2) repairs were made, money was continually spent and prior boards had a resident expert

involved, but problems still occurred, (3) this past year we had a Capital Reserve Study done by FWH and their study pointed out that this type of equipment has a 20 year life, ours is going on 19 years, (4) this past September we had a failure of two of the four compressors and we have been operating at 50% capacity, and (5) the unit is supposed to contain 40 lbs. of R-22 refrigerant, however there is a leak internally. Based on these facts and information we reviewed that replacing the unit with a 21st century energy saving, computer controlled unit, between the cost of additional repairs and energy savings the new unit would pay for itself in 7-8 years and in the future give us additional savings. Thus the majority of the Board chose not to repair again and put in a new unit because of how important our ballroom is to the life of this community. Boards sometimes make decisions for the future and not always for the present.

Thirdly, as for the aerobics room and the bar dishwasher, both have been investigated. The aerobics room's problem is that the two groups which use the room want different temperatures. But because they use the room back to back the temperature can't be adjusted as quickly as they want, so a compromise between the two groups is needed. As for the bar dishwasher until we go back into the building and see if there is room for it, we bought extra glasses and will use the restaurant's dishwasher whenever the inside bar can be used.

Fourth, the polling sites for the primary in July will not be held in our ballroom but in the firehouse and St Mary's. But most residents should have received mail-in ballots.

Fifth, we will not hold the "yard sale" this year.

Sixth, we are continuing the COVID-19 testing this Thursday for Brigantine, Cape May, Chadwick and Deal. We were able to get an additional day, Tuesday, June 23 and our usual Thursday, June 25. We will continue the testing until all residents who want to be tested have the opportunity.

I can't tell you how trying these times have been, the Board has been meeting two and sometimes three times a week because of changing conditions. We need your support and definitely your understanding. Thank you

Co-Vice President: Mike Decicco

- Re: Golf, please refer to the information email which was sent out on Saturday and which is posted on the Golf website. It explains the new tee times format and safety guidelines.

Co-Vice President: Joe Bruno:

Treasurer: Robin Wetmore

- **Funds Dispersed....\$359,000**

Secretary: Neil Cavaleri:

- **We are asking in the community for expertise to assess our fire safety sprinkler system. If you are or know a company that performs this type of work, please email me or the Management Office. Thank you**

Manager's Report:

- **Committees must submit their budget documentation by July 1 to the Finance Committee**
- **The Election Committee will review the new DCA regulations for board elections and prepare for the Call for Nominations**
- **Due to the changes in meeting notices by the DCA, committees who wish to have their minutes included with the Board agenda must submit them the first week of the month.**

Actions Items for Next Month

- **Purchase a TPM program for a cost not to exceed \$6000**

Action Items

- **Approval to submit for a vote to the membership to amend bylaws.(BOD)Passed 5-0**
- **Approval of the Resolution to amend Title III indicating use of political signs and holiday decorations. (Ad Hoc Holiday Comm., BOD)Passed 5-0**
- **Motion to approve continuing health insurance for employees. (BOD)Passed 5-0**
- **Motion to approve COVID-19 and Board meeting Resolution (see attached)(BOD)Passed 5-0**
- **Motion to adopt by Resolution on the conduct of meetings (BOD)Passed 5-0**