

Greenbriar Oceanaire Community Association
Board Meeting Agenda
Monday July 15, 2019 @ 7 PM
Clubhouse Ballroom

Attendance: Larry Saunders President, Michael DeCicco - Vice President, Joe Bruno- Treasurer, Neil Cavaleri - Secretary, Susan Schmidt - Member at Large, Management: Jim Ritter - Community Manager

1. Meeting called to order.
2. Motion to approve June 17, 2019 Minutes.
3. Officer's Report(s)
 - a. President's Report – Larry Saunders
 - b. Vice-President's Report – Mike DeCicco
 - c. Treasurer's Report -Joe Bruno
 - i. Expenses for June were \$350,000
 - ii. Home sales this year vs. last year to date.
 - iii. Transfer of \$250.00 from the Working Capital Fund to the Capital Reserve Fund.
4. Manager's Report – Jim Ritter
 - a. Window update
 - b. Chimney update
 - c. Pool Roof update
5. Committee Reports
6. Comments on Pending Action Items by Board of Directors:
7. Action Items for next month.
 - a. Approval of carpeting upstairs rooms in clubhouse to be by the Capital Replacement Account 2130-055. (Facilities Committee)
 - b. Approval to transfer \$250,000 from Working Capital Fund to the Capital Fund. (Finance Committee)
 - c. Approval to replace the dehumidifier for the indoor pool. (Facilities, Pool Committee)
 - d. Approval to amend the Elections Rules to state "Once cast, a ballot cannot be rescinded" (Board and Election Committee)
 - e. Approval to amend the room rental rates effective January 1, 2020. (Dining and Events committee)
8. Action items –
 - a. Motion to fund the replacement of 2 Split Air HVAC units one in the Guard Shack and one in the Snack Shop for \$27,681.76 (\$13,840.88 each) by the Capital Replacement Account 2130-055.

- b. Motion to fund the replacement of the chest press for \$2,641.80 +shipping and tax and a treadmill for \$5,14580.88 +shipping and tax in the exercise room by the Capital Reserve Account 2130-055.
 - c. Motion to install a sunshade by Giglio Awning LLC at a cost not to exceed \$6,490.00 on the restaurant portico for to be funded by account 4960-320 Clubhouse Maintenance Improvement Fund.
9. Business portion of the meeting has now ended - Public Comments concerning the Community.
10. Meeting Adjourned.