

Greenbriar Oceanaire Community Association
Board Meeting Agenda
Monday August 19, 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 July 15, 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 July \$528,000.00
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.
8. Action items –
 - a. Approval of carpeting upstairs rooms in clubhouse to be by the Capital Replacement Account 2130-055 at a cost not to exceed \$45,000 plus tax. (Facilities Committee)
 - b. Approval to transfer \$250,000 from Working Capital Fund to the Capital Fund. (Finance Committee)
 - c. Approval to amend the Elections Rules to state "Once cast, a ballot cannot be rescinded" (Board and Election Committee)
 - d. Approval to amend the room rental rates effective January 1, 2020. (Dining and Events committee)
 - e. Motion to approve the replacement of sixteen (16) windows by David Roshak at a cost of thirteen thousand two hundred and fifty dollars (\$13,250.00) and ten thousand two hundred and forty dollars (\$10,240) in change orders for the first 40 windows due to windows being cemented in place and the replacement of gypsum board used on the sills, in the Clubhouse to be funded the Capital Replacement Fund.
9. Business portion of the meeting has now ended - Public Comments concerning the Community.
10. Meeting Adjourned.