

**MINUTES OF THE  
GREENBRIAR TWO CONDO ASSOCIATION, INC.  
Board of Directors Meeting  
April 17, 2025**

The Greenbriar Two Condo Association Board of Directors Meeting was held at the Greenbriar Two Management Office at 10:00 AM.

**BOARD MEMBERS IN ATTENDANCE**

Ms. Cynthia Tyler, President  
Mr. Joseph (Joe) Troll, Vice President  
Ms. Carol Ehninger, Secretary  
Mr. Charles (Charlie) Watson, Treasurer  
Mr. Raymond (Ray) Michael, Director– Absent

**ALSO PRESENT**

Mr. Jason Woodard, CAM  
Five Owners in Attendance

**CALL TO ORDER**

The meeting began with establishing a quorum. Quorum was established with four of five BOD Members in attendance. Ms. Cynthia Tyler called the meeting to order at 10:04 AM.

**PROOF OF NOTICE**

Noticing as required by state statute and documents was verified and documented.

**MINUTES**

**Motion:** To approve minutes from the March 20, 2025 BOD Meeting. First: Mr. Joe Troll. Second: Mr. Charlie Watson. **Motion unanimously approved.**

**FINANCIAL REPORT**

**Motion:** To approve the March Financial Report as read by Mr. Charlie Watson, and to send 2903B to collections. First: Mr. Joe Troll. Second: Mr. Charlie Watson. **Motion unanimously approved.** There has been some issues with the collections agency regarding 2705A. They are not finalizing the account at this time because they feel these rental violations should be handled by the Association's attorney. Jason Woodard, CAM has been attempting to contact them with questions, but has been unsuccessful at this time. Further attempts will be made.

**OLD BUSINESS**

Property Insurance Updated Valuation: Last month the Board was left to make a decision to increase insurance coverage to include the increase in replacement cost values. The Board decided not to pay for the increase until the policies renew in October. Also, roof replacements can be calculated for 18 year replacements again.

**NEW BUSINESS**

3202B Waste Water Issues: A representative for 3203B contacted the manager about more water drainage issues at 3203B. Jason Woodard, CAM contacted the plumber and received an estimate for repairing the new issues: \$2,650.00. The Board felt the estimate is too high, the manager agrees. More

estimates will be taken.

Shrub replacements \$230.34: New shrubs were purchased on 04/17/25 for \$230.34. Van's Landscaping planted the shrubs and is charging \$35.00 per hour for labor. The invoice has not been received at the time of this meeting.

Jason's Summer Hours: Jason Woodard, CAM has changed to the summer schedule; 8:00 AM to 4:00 PM. He will not be working on Good Friday, 04/18/25.

Next Meeting May 15, 2025: This is the last scheduled meeting before the summer break.

Ms. Cynthia Tyler reminded everyone to not flush baby wipes, oils, grease, or raw food down the drains. There being no further business, Ms. Cynthia Tyler moved to adjourn with a second from Mr. Charlie Watson. All were in favor and the meeting adjourned at 10:48 AM.

**10:48 AM to 11:00 AM**

Q and A was held for all in attendance.