

**MINUTES OF THE  
GREENBRIAR TWO CONDO ASSOCIATION, INC.  
Board of Directors Meeting  
December 21, 2023**

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. Evandro (Van) Radoccia, Jr., Treasurer – Speaker Phone  
Mr. Charles (Charlie) Watson, Director

**ALSO PRESENT**

Jason Woodard, CAM  
Six 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. Mr. Van Radoccia called in to join the meeting during the financial report.

**PROOF OF NOTICE**

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

**MINUTES**

**Motion:** To approve minutes from the November 16, 2023 meeting. First: Mr. Charlie Watson. Second: Ms. Carol Ehninger. **Motion was unanimously approved.**

**FINANCIAL REPORT**

**Motion:** To approve the Financial Report as read by Jason Woodard, CAM. First: Mr. Van Radoccia. Second: Mr. Charlie Watson. **Motion was unanimously approved.**

**Motion:** To waive interest fees for account 2605A. First: Mr. Charlie Watson. Second: Ms. Carol Ehninger. **Motion was unanimously approved.**

**Motion:** To approve paying the remaining insurance policies in full. First: Mr. Joe Troll. Second: Mr. Charlie Watson. **Motion was unanimously approved.**

**NEW BUSINESS**

2024 Budget Concerns: Ms. Cynthia Tyler proposes not to trim the palm trees at the pool this year. The money budgeted for tree trimming should all be used for maintenance/removal of trees on the rest of the property. All were in agreement. A Clear Water Pools sprung an updated contract on the Association in mid-December. The discussed options.

**Motion:** To sign the new contract with A Clear Water Pools. First: Mr. Charlie Watson. Second: Mr. Joe Troll. **Motion was unanimously approved.**

Board of Director Emails: Ms. Tyler reminded members to respond to Association emails. There have

been some over-sites this year that could have been avoided if all Board Members had been keeping up with emails.

Dates to Remember: February 6, 2024, Annual Meeting. March 12, 2024, Special Meeting of the members to vote on the Investor Amendment.

Review Investor Amendment: The main points of the amendment were reviewed. Owners in attendance gave ideas for helping the amendment get passed. At the end, everyone present agreed that the amendment should not change, the ballot should not change, but the cover letter should have some language added to better state the reasons owners should vote in favor. 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 10:40 AM.

**10:40 AM to 11:00 AM**

Q&A was held for all owners in attendance.