

**MINUTES OF THE
GREENBRIAR TWO CONDO ASSOCIATION, INC.
Board of Directors Meeting
March 20, 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

ALSO PRESENT

Mr. Jason Woodard, CAM
Six Owners in Attendance

CALL TO ORDER

The meeting began with establishing a quorum. Quorum was established with five of five BOD Members present. Ms. Cynthia Tyler called the meeting to order at 10:00 AM.

PROOF OF NOTICE

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

MINUTES

Motion: To approve minutes from the February 4, 2025 BOD Meeting. First: Mr. Joe Troll. Second: Mr. Ray Michael. **Motion unanimously approved.**

FINANCIAL REPORT

Motion: To approve the February Financial Report as read by Mr. Charlie Watson. First: Ms. Carol Ehninger. Second: Mr. Joe Troll. **Motion unanimously approved.**

NEW BUSINESS

Mole Masters: The Association used to utilize the services of The Gopher of Ocala for pocket gopher removals. Unfortunately, those services are no longer offered in our area. Jason Woodard, CAM found another company who offers these services in Citrus Hills. However, they are more expensive. A single removal costs \$347.00, but they do offer discounts if there are multiple gophers. The Association has currently spent approximately \$1,400.00, and they removed 8-10 gophers.

Affordable Irrigation: This company has been hired to assist with the Association's irrigation needs. They have uncovered 15 sprinkler valves, repaired 5 zones, and are continuing to work. They are charging \$40.00 per hour for their services.

Landscaping, Shrub Replacements and Repairs. The remaining shrubs are scheduled to be removed this week. The manager will have a walk-through on Monday, March 24th to get a shrub count to order new shrubs. Plantings will follow once the shrubs have been obtained. Repairs have been at Buildings 22

and 23. Repairs are still needed at 2203A, and by the mailbox of Building 25. These repairs will be made at the same time as the shrub plantings.

FPAT Reserve Study and Insurance Valuation:

Motion: To ratify contract(s) with FPAT for a Reserve Study Update and Insurance Valuation. Both of which have been completed. First: Mr. Charlie Watson. Second: Mr. Ray Michael. **Motion unanimously approved.**

RCM: The Association had more issues with the lift station. RCM Utilities was called. They inspected the pumps, the air release valve, and brought in an auxiliary pump to clean out the force main. When hooking up the pump, they noticed an unusual amount of grease built up in the line. They believe our issues are from a build of this grease.

State Chemicals: Mr. Charlie Watson contacted two companies to help with the grease situation. One offered a solvent based solution, which end up causing damage to the water treatment plant. The other company, State Chemicals, offered a bacteria based solution. This is the method of treatment that was chosen, and is currently in effect. The bacteria break down grease, oils fats, and starches, and is compatible with the treatment plant. The plant operator, Mr. Doug Harmond, was contacted prior to implementation.

Motion: To ratify contract with State Chemicals. First: Mr. Charlie Watson. Second: Mr. Joe Troll. **Motion unanimously passed.**

Grease and Wipes Reminder: To all residents, Do Not flush wipes down the drains. Do Not dispose of cooking oils in the sinks or toilets. There being no further business, Ms. Cynthia Tyler moved to adjourn. Mr. Joe Troll seconded the motion, and the meeting adjourned at 10:33 AM.

McGriff Insurance Services: Mr. David Jones retired. Ms. Sarah Alonso from the new team met with the Board and CAM to review our current policy, and insurance valuation changes.