

# **GPOA Board Minutes**

## **Virtual Meeting**

May 20th, 2026

A virtual meeting was held via email on May 19-20 to confirm the unanimous agreement of the board for the approval of two benches to be constructed, installed, and paid for by the Nature Park committee.

Included is the proposal submitted by the Nature Park committee to the board for review and approval.

Submitted by: Ed Harvie      July 13, 2026

**Greenbrier Property Owners Association  
Nature Park Committee Proposal  
Replacement of Wooden Community Benches with Pollywood Benches**

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## **1. Purpose**

The Nature Park Committee respectfully request that the Greenbrier Property Owners Association (GPOA) Board of Directors authorize the replacement of the last two remaining wooden benches with Pollywood (recycled plastic lumber) benches installed on 4' x 5' concrete pads at no cost to the GPOA. The replacement would be funded through volunteer donations made to honor former GPOA board member and a founding volunteer of the Nature Park Committee – Bruce Shotland, and requires only the Board's approval to proceed.

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## **2. Background**

The Greenbrier Nature Park currently has six Pollywood benches located throughout park. Attachment "A," a site plan of the park shows the locations of the existing benches.

There are three Pollywood benches around the perimeter of Nature Park Pond: two were provided by the GPOA in 2018 to honor Bill and Camile Rust and Rosemary Whetzel. An identical bench was donated in about 2022 by Gail Zarello in memory of her husband. A larger Pollywood bench was also donated in 2022 by Bob and Debbie Welch to honor departing resident volunteers, Linda and David Dodge.

There is a Pollywood bench in the Sanctuary area honoring Volunteer Ruth Powers and the Volunteers who restored the Nature Park following the devastation of Hurricane Florence, which replaced a one of the two wooden benches that had been in that area.

In the North-East Lawn, where the Easter Egg hunt is held, there is another Pollywood bench honoring Dena Sierocki, one of the three provided by GPOA in 2018, along with the Rusts and Whetzel benches. It should be noted that the three GPOA benches were originally installed atop wooden platforms, but all of the Pollywood benches in the garden or lawns have been remounted on 4 ft x 5 ft concrete pads donated by Debbie and Bob Welch and mounted by Nature Park volunteers.

This North-East lawn has the last two remaining wooden benches which this proposal addresses. These wooden benches have served the Greenbrier residents well; but they are near or over thirty years-old, and they are showing increasing deterioration and decay, and are well beyond repair and represent a pending safety issue.

Key concerns with the existing wooden benches include:

- Safety concerns from splintering or structural weakening
- Visible signs of rot, weathering, and increasing deterioration.

### 3. Proposed Solution

The Nature Park Committee proposes to replace the last two existing wooden benches with Pollywood benches identical to the GPOA honorary benches. Pollywood is a brand of outdoor furniture manufactured from high-density polyethylene (HDPE) recycled plastic lumber, designed to replicate the look of natural wood while offering substantially superior durability and zero maintenance requirements. Again, the proposed benches would be identical to the Rusts, Seirocki, Whetzal, Zarellos and Ruth Power's benches. The proposal also includes the installation of the benches on 4ft x 5ft reinforced concrete pads.

**Funding:** The full cost of purchase and installation of the Pollywood benches will be provided by voluntary donations that were made to honor of Bruce Shotland and additional donations will be raised to complete this proposal. The GPOA bears no financial obligation for the replacement of these two aged and deteriorating wooden benches.

The Pollywood benches presently retail for \$519 each. A 2022 estimate for concrete pads suggests that two turn-key concrete 4 ft x 5 ft pads, rated at 4,000 PSI poured 4" deep with wire reinforcement may cost approximately \$1,000. The total estimated cost of \$2,200+ will be paid by volunteer donations and at no cost to the GPOA.

### 4. Feature Comparison: Wood vs. Pollywood

| Feature              | Current Wood Benches                             | Proposed Pollywood Benches              |
|----------------------|--------------------------------------------------|-----------------------------------------|
| Material             | Natural wood (pressure-treated or cedar)         | Recycled HDPE plastic lumber            |
| Lifespan             | 7–15 years (typical), existing are +30 years old | 20-year manufacturer warranty           |
| Maintenance          | None.                                            | None — wash with soap and water         |
| Weather Resistance   | Susceptible to rot, warping, fading              | Resistant to rot, insects, UV, moisture |
| Appearance           | Natural look; fades and weathers over time       | Consistent color; mimics natural wood   |
| Cost to HOA          | Ongoing maintenance & replacement costs          | No cost — donated/funded externally     |
| Environmental Impact | Requires ongoing harvesting of timber            | Made from recycled materials            |

## **5. Benefits to the Community**

### **5a. Financial**

- Zero acquisition cost to the HOA
- Elimination of future safety issues
- No future replacement budget required for 50+ years under normal use

### **5b. Aesthetic and Functional**

- Uniform, attractive appearance throughout common areas
- Consistent color and finish that does not fade, splinter, or warp
- Comfortable in all weather; does not absorb heat excessively or become slippery when wet

## **6. Proposed Implementation**

if approved, the following steps would be taken:

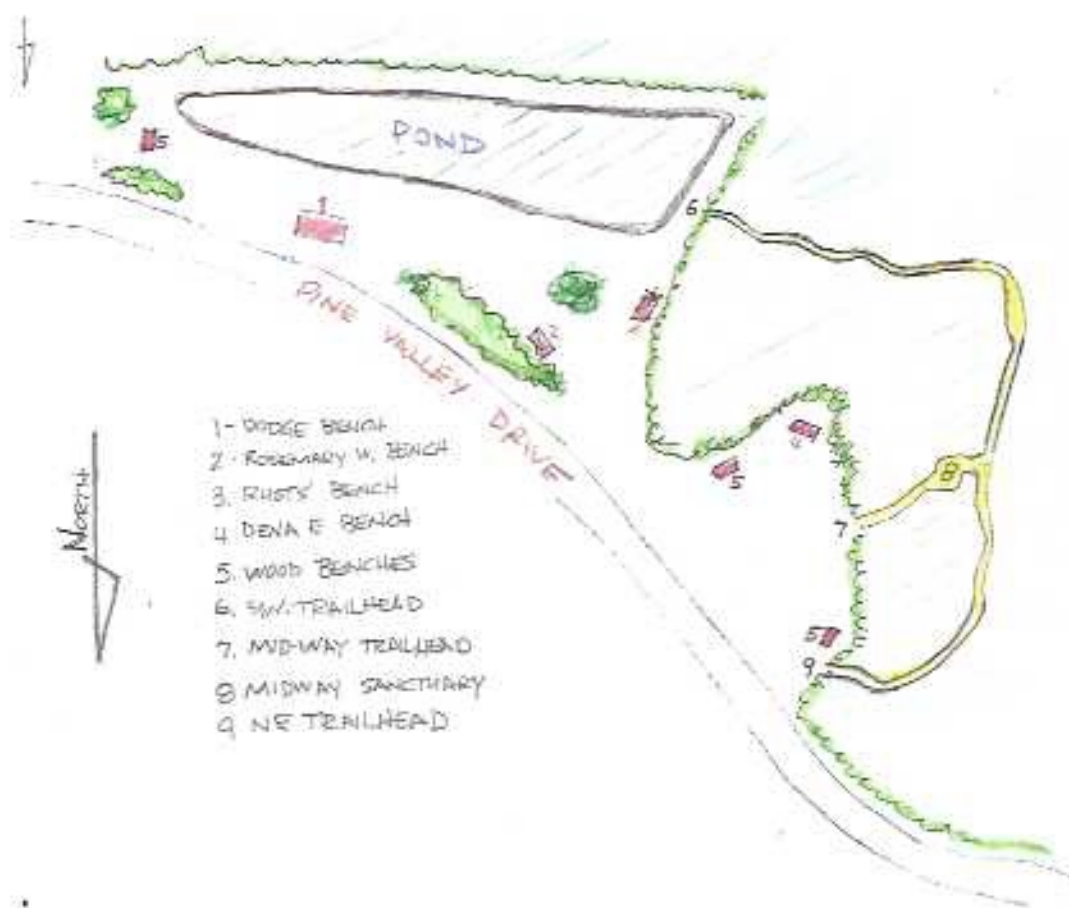
- Coordination of delivery and installation with [funding party/vendor]
- Responsible disposal of removed wooden benches
- Estimated timeline: 6-12 months

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## **7. Requested Board Action**

The Nature Park Committee respectfully requests the Board's approval and authorization to proceed with the bench replacement project as described herein.

Attachment "A"



## Attachment "B"

### Present Pollywood Benches:



Figure 1 Zarrello Bench. Figure 2 Rusts' Bench. Figure 3 Rosemary Bench.



Figure 4 Dena Bench. Figure 5 Ruth Powers Bench. Figure 6 Dodge Bench.

### Remaining Wooden Benches



Figure 7 Bench at SE corner.

Figure 8 Bench closes to NE Trailhead



*Figure 9 Deterioration Detail, NE Bench*