

## GREENBRIER CORPORATE BOARD MEETING MINUTES

DATE: JUNE 18, 2025

TIME: 2:00 PM

PLACE: GREENBRIER POOL

CORPORATE BOARD MEMBERS: Quorum was had

AGENDA: RESURFACING INSIDE OF POOL

President called Meeting to Order At 2:05

Barbara read the minutes.

The minutes were approved and accepted.

President turned the meeting over to Fausto and Patricia. They talked about what work needed to be done to the pool ,grinding gunite,& replacing it, removing & replacing tiles, rails to be removed & replaced, steps, groundwork, etc.

We have one 4 year old contract with Mako for \$58,000 rails and grounding is extra charges. Mako was asked if his estimate was still good. They did not get back to us. Jeff from Seacrest brought a man to the pool. He gave an estimate for everything needed to be done including permits for \$51,800.

There was a lot of discussion about the new management software transition taking place at Seacrest Services. They have messed up everyones accounts in the village. Lots of negative remarks made at this meeting. They are trying to correct as the system was not set up for just us. So they are trying to tweak it. Hopefully our accounts will be correct really soon.

There was a long discussion about how much money we had in reserves for the pool. Shauna Gave Fausto a total of \$89,039. When checking the reserves for the pool there were \$0 and \$50,000 for road repairs. Fausto thinks they put the money in for road repairs. The Seacrest accounting just took money from the wrong account. Fausto wants them to get the account straightened out before starting pool repairs. Patricia thinks we should start working on the pool this year just not replacing chairs, tables, etc. just do the pool. We do need to see if there is a combination of \$80,000 in account. The pool work will cost over \$50,000. Fausto wants to close the pool next year for work in April or May for about 4 weeks. Hopefully by then the finances will be corrected.

We have been putting \$1,000 a month in the pool account. We should have 7 to 8,000 dollars more by next year.

TREE TRIMMING FOR HURRICANES

Seacrest can only cut our trees back that are 7 or 8 foot nothing larger due to Liability Issues

Seacrest got us a contract to trim back the taller trees:

Corporate: \$4,100

Building C \$3,500

Building B \$2,700

Building A \$2,100

The Corporate Board voted unanimously to accept the bid of \$4,100 for trimming corporate trees.

OPENING & CLOSING POOL ALSO TESTING PH LEVELS IN POOL:

Fausto asked if anyone had signed up to open and close the pool and check ph levels. No takers so he asked Stephanie to call Mako to close the pool 7 days a week and open on weekends. Send the contract and we will sign. ( That would have cost us \$500.00 more a month)

After the meeting Stephanie worked wonders. She got owners to fill all days and evenings of the week plus weekends for opening, closing and checking ph levels of the pool.

THESE OWNERS SAVED US \$500.00 A MONTH

Jan Wright will be closing the pool Monday to Friday. She will also open the pool Saturday and Sunday.

Barbara Foote will close the pool on Saturday and Sunday and sub for Jan Wright on Friday night when needed.

Mace Greenfield and Deborah Ahearn will do pool testing 4 days a week. When Mace is out of town Jan Wright will do testing and Stephanie Rose will sub when Jan can't.

The next meeting will be held in September to be determined.

Pool Hours:

7:30 am to 8:00 pm

MEETING ADJOURNED AT 2:50pm

Respectfully submitted, Barbara Foote, Secretary