

## **Association of the Greenbrier Condominiums, Inc.**

### **House & Grounds Committee Report**

The area was walked & inspected on Saturday, April 11, 2026, by Mace Greenfield and Maureen Sweeney, filled in for Kenny as he was unavailable.

1. Railings need to be scrapped and repainted to all the entrances to the pool.
2. Stripes on steps for A & C side entrances need to be repainted.
3. Need cover on electrical outlet by A side gate.
4. Wood fire extinguisher is mounted on by grills need replacing.
5. Two (2) bricks to the right by B entrance gate on side appear to be potential safety problem.
6. White drain rail on ground by center post of veranda to B side appears to be possible trip hazard (2 pavers over).
7. Rust on beams of veranda.
8. Bottom of women's bathroom door has paint issues.
9. Gas for grills at 57%.
10. Hedge along handicap ramp has other things growing in it that should not be.
11. Plastic tube border around Palm tree is dry rotted needs replacing by flag pole.
12. Private area sign by B gate needs replacing.
13. Bird nest by spot lights under veranda by B gate.
14. Plant growing in corner of veranda roof by B gate.
15. Two (2) sinking land spots B side outside pool fence end of B bldg. both sides palm tree where veranda & meet.
16. Little tree end B guest spots 1 strap dry rotted.
17. Little tree middle C guest spots 1 strap dry rotted.
18. Side roof of bathroom bldg facing C/B possibly rotting, needs repair.
19. Missing tree in empty circle by C guest spots.
20. Rotted wood by entrance of breaker box room.
21. Raised and loose cement slabs by breaker box room entrance.
22. Loose and rotting wood by electrical room entrance.
23. Downstairs rooms cement ceiling issues and termite issues.
24. Bike room mess.
25. Back building roof edge facing C edge dirty possibly moldy.
26. On ground just before bldg C steps against building is a metal fence post, why? is it needed?
27. Metal drain cover in filter room is rusted and needs replacement.