

Meeting Minutes

February 5, 2026

A quorum was established by the presence of Mace Greenfield, president, Steve Wagmeister, secretary, Robert McCullough, treasurer, Ann Brownstein, Daniel Fedoruk, Ann Coppola, Leo Feforuk, Nicholas Fotinos (for Stephani Rose), all directors.

There were sixteen (16) owners in attendance (a list of attendees is available).

Meeting was called to order at 2:06 p.m.

President reported that we have an email account (greenbrierpool72@gmail.com) for all information regarding the pool complaints, suggestions, and updates. He also suggested that everyone should read the Incorporation and By-Laws of the Greenbrier Corporation and that any building rules apply over the corporate rules in case of a question.

Secretary read the minutes of the January 16 meeting and corrections were made as to who nominated whom and who seconded the nominations for the Executive Board that was elected.

Treasurer reported that as of December 31, 2025 we have Total Assets of \$78,291.84, Liabilities \$260.12, Reserves \$66,512.43 for a Total Liabilities & Owners Equity of \$78,291.84.

President then stated that the pool will refurbishing will begin April 13, 2026 and should take about 3 weeks. The permit for this is only good for six months and was not applied for until January. He then mentioned those who do the testing of the pool chemicals four days a week and stated he himself does the testing when Debbie Ahearn is not in residence and asked for any additional volunteers, Ken Pittius volunteered, next he thanked Jan Wright and Barbara Foote for taking on the task of locking the pool gates and closing time and asked for additional volunteers, Ken Pittius and Mihail Cojocarú volunteered to help when necessary. President then brought up the committee appointments and read the description of each committee as he formed each committee. They are: of House and Grounds and he will chair this, again Ken Pittius volunteered to help., next was Budget & Finance to be chaired by our Treasurer and mentioned that our by-laws call for an audit of 2025 finances and that chair should put his committee together. Public Relations will be chaired by secretary and a Social & Activities Committee needs to be formed and asked or volunteers to come forward to plan parties, game

days, socials, etc. Maureen Sweeney, Robert McCullough, Ken Pittius all volunteered to serve and Robert will chair.

New Business: We have received estimates for types of pest control from "A Better Choice Termite & Pest Control" company. An annual contract for Initial Service, Basic Pest Control (\$65.00 per visit), Rodent Control (set up 4 stations @\$200.00), Perimeter Service including basic pest control & rebate 4 rodent stations monthly @\$20.00). A vote on this contract was called and seconded. At this point Steve Wagmeister asked why are we entertaining this vote when Seacrest is contracted for pest control. Seacrest in attendance stated they only do perimeter pest control. At this point it was suggested we table this item by Barbara Foote and seconded by Ann Coppola and it was voted as such. Then Two Termite control proposals were presented, both by "A Better Choice Termite & Pest Control" that would run an initial treatment of \$1,200.00 and then \$180.00 per year, and one for \$1,400.00 initially followed by \$210.00 per year, Steve Wagmeister moved that these also be tabled and it was seconded by Daniel Fedoruk, and these were tabled.

The paper towel dispenser in the ladies room is not working and president suggested we replace it with a dispenser that works by a manual crank. Secretary suggested that this was not a good idea since so many have arthritis and that it would be difficult to turn the crank. At this point in time a Rain/Wind Storm arrived on the scene and the meeting was abruptly adjourned at 3:00p.m.

Respectfully submitted

Steve Wagmeister, Secretary