

Greenbriar Oceanaire Community Association

Board Meeting

Monday - February 26, 2018 @ 7:00 PM

At the Clubhouse Ballroom

Agenda

STATEMENT: This meeting is for residents of the community only. General orders of business will be conducted with proper behavior and conduct. Please silence your cell phones and other devices. This meeting is being recorded.

Attendance:

John Boden - President, Michael DeCicco - Vice President, Matt Mazza - Secretary, Sharyn McKay - Treasurer,

Susan Schmidt - Member at Large, Management: Jim Ritter - Community Manager

Legal Counsel: Sam McNulty, Esq.

Call Meeting to Order -

1. Approval of January 22, 2018 Board Meeting Minutes
2. Officers Comments
 - a. Gate comments
3. Manager's Report:
 - a. 2017 Financial Statement Audit status
 - b. A 300 gal sprayer and 2- greens rollers for the golf course equipment is scheduled for replacement and will be voted on in March.
4. Committee Reports
5. Comments on Action Items - This is for comments from members on the action items to be voted on (below) only.
6. Action items - May be amended prior to the meeting:
 - a. Motion to adopt the ADR resolution
 - b. Motion to approve the 2018 Golf Rules and Regulations
 - c. Motion to authorize Michael Trieste (Finance Committee) to advise the Treasurer, Community Manager and Wells Fargo broker with the Association's investments and fund transfers between accounts. (Michael replaces Rich Gallo who had previously handled this function for the Association for the past several years.)
 - d. Motion to allocate the Developer's Transition Settlement into the following accounts:
Recommendation from Finance Committee and Auditor's Opinion:
\$1,000,000 to Capital Replacement Reserve Account.
\$200,000 to Cash Flow Operations Account
\$100,000 to Capital Improvement Reserve Account.
\$150,000 Working Capital
7. Public Comments concerning the Community
8. Meeting adjournment