

Greenbrier Property Owners Association Board Meeting
The Emerald
December 1, 2021, 5:00 P.M.

Present: Paul DeVenuto, President
Bruce Shotland, Vice President
Terry West, Treasurer
Parks Schaefer, Secretary
Mandy Chew, Member at Large
Geoffrey Smith, Member at Large

Others: George Kramer, Chair ACC

Call to Order/Quorum: Bruce Shotland, Vice President, called the monthly meeting of the GPOA to order at 5:10 P.M. after determining that a quorum was established.

Immediate Action: Action was taken to accept the resignation of the Assistant Treasurer, Paul DeVenuto. A motion was made by Bruce Shotland and seconded by Terry West to appoint Paul DeVenuto as President; the motion was approved by the Board. Paul was appointed to fill the vacancy occasioned by the resignation of Gerry Fleckenstein.

Community Comments: A total of fifty-one members (representing 27 households) were in attendance. The President opened the floor to comments; in response to a query from member Mike Waring, the President ruled that there would be no time limits. There followed a full, lively, contentious but polite discussion about the Board's decision to hold a virtual mail-in Winter Meeting.

The Community comments session lasted approximately one and one-half hours, with a wide variety of topics which included: COVID concerns; dues increase; line-item budgetary items; the "riser barrel" history; drainage and flood control; attorney's fees; and reserve account totals.

Terry West announced that the 2022 budget was effectively approved by the GPOA membership mail-in meeting with ballots exceeding the 123-vote quorum threshold. The Community comments portion of the meeting ended, and the regular meeting of the Board resumed at 6:29 PM.

ACC November Permit Applications: George Kramer, Chair and Geoffrey Smith
1. Walter Anderson, 501 Shinnecock Ct – Driveway apron replacement with 12"x12" concrete pavers. Discussion followed regarding installation of the pavers in a concrete base. The intent of the paver installation is primarily for aesthetic

and the foundation will be concrete. B. Shotland made a motion to approve; P. DeVenuto seconded; the motion was approved.

2. Tree Removal: Pete Donaldson – 102 Oak Hill Ln – Removal of Bradford Pear next to driveway and overgrown shrub. Replanting includes 2-4 Red Maples. M. Chew made a motion to approve; G. Smith seconded; the motion was approved.

3. Other Topics: The ACC article for the December *Gazette* is to be drafted by G. Kramer and submitted to G. Smith for review and approval.

Appointment of Parks Schaefer: The resignation of Colleen Iacch in September 2021 created a vacancy on the Board. Parks, a serving member of the ACC volunteered to fill this unexpired term.

A motion was made to accept the appointment of Parks Schaefer to fill the unexpired term (1 year) of Colleen by P. DeVenuto; the vote was approved by acclamation.

Approval of October 20, 2021, Board Meeting Minutes: Mandy Chew

The minutes of the regularly scheduled GPOA meeting were approved.

Bruce Shotland, V. President, announced that he received notification that Gerry Fleckenstein, the current President, had resigned. The resignation letter is attached.

Special October 27, 2021, Meeting: The Special meeting was called to order at 5:10 PM by Bruce Shotland, V. President, to discuss two Board vacancies, Board reorganization and, the already scheduled Winter budgetary membership meeting. Attending the meeting were Board members Bruce Shotland, Paul DeVenuto, Terry West, Geoffrey Smith, and Mandy Chew. Bruce adjourned the meeting at 7:32 PM.

The minutes of the October 20th regular meeting of the Board, and the October 27th Special meeting addendum were reviewed. B. Shotland made a motion to accept both meeting minutes; T. West seconded; and the motion carried. The minutes of these meetings are attached.

President's Report: Paul DeVenuto

1. Paul explained that the colored flags attached to the traffic signs were removed as they are illegal per the New Bern Police Department. The "no solicitation" signage are permissible and may remain in place.
2. Paul announced that Marilyn Hughes has volunteered to be on the "Captain's List".
3. Golf carts are now legal to travel on the streets provided they meet the requirements of the NCDMV. The Emerald staff stated that their carts do not meet this NC state requirement and individuals should not be driving them on the public streets.
4. The current social events calendar remains the same. No new updates have been received.

5. Paul announced that co-chairs Debbie Welch and Rhona Beadle resigned from the Garden Gurus committee October 27, 2021.

Treasurer's Report – Terry West

1. Terry reported again that a quorum (over 123 member households) had already achieved as of today, December 1. The membership accepted the 2022 budget which included \$90 dues increase. Votes will continue to be received through December 7, as stated in the original letter to the membership. Following this deadline, the votes will be tallied, verified, and reported to the Board.
 2. The checking balance is \$22,117.30; \$20,082.99 in the Money Market; and \$968.32 in the Nature Park account.
 3. We spent \$1600 for pine straw delivery November 19th.
 4. 2022 GPOA received to date total \$13,905 and, an additional \$1,040 in gifts.
 5. Terry provided a partial report of comments/concerns submitted thus far in the mail-in ballots. A copy of the comments is attached.
- G. Smith made a motion to accept the Treasurer's report as information; B. Shotland seconded; the motion was approved.

Community Watch/Safety Report – Paul DeVenuto

See details under the President's report above.

Noise Abatement Committee Report: Geoffrey Smith

No current update from the committee was received.

Communications and Nature Park Report: Mandy Chew

1. M. Chew reported that the GPOA website is online and that communications are up and running. Watch for community notifications in your browser under the GPOA logo. I will continue to work with Jeremy LeRay to determine if the site can be altered giving the Board direct access to incoming emails from the membership. More information to come as this issue is researched further.
2. A reminder that the Luminaria "Light up the Night" event is scheduled for December 19 and a rainy day has been set for December 20th. Linda Bullock and her committee (Linda Stout and Emilie Zucker) report that sales of the luminaria kits have been brisk, and residents have expressed much enthusiasm in participating in the event this year. Follow-up announcements will be sent to the Greenbrier community encouraging all to join in.
3. Mandy stated that since the resignation of the Garden Guru committee co-chairs, a replacement has not yet been announced, per Debbie Welch.
4. A written report is attached from the Trailblazers with goals for the Nature Park for 2022.
5. June Dowd continues to refine the 2022 Directory after the first proofing. Eugene Gibson at the Copy and Print Warehouse states that final publication

will be completed within a month following the Board's ultimate proof and approval. Baring any further disruptions and realizing the upcoming holidays ahead, the Directory should be available for distribution mid-February.

Old Business: No further pending issues were discussed.

Next Meeting: Wednesday, January 19, 2022, at 5:00 PM at the Emerald.

There being no further business, P. DeVenuto adjourned the meeting at 7:32 P.M.

Submitted by Mandy Chew, Member at Large
Attachments