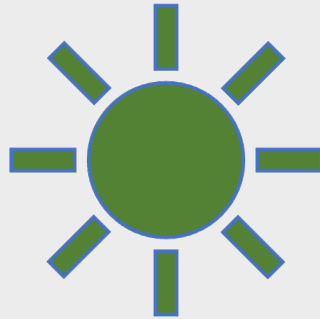


GPOA Responsibilities and Obligations:

- Preservation of planned character, quality of life, natural setting and forested appearance of community
- Promotion of harmony, safety and wellbeing of residents and property owners
- Management and oversight of all common areas (maintenance, repair and replacement)
- Assurance of all covenant compliance through monitoring, mediation and correcting violations
- Protection of property values through application of present standards of home ownership to subsequent building, and through safeguarding buffers
- Administration of policies and practices in effect
- Representation of membership before local and state governments
- Coordination of sponsored social activities, beautification, and special projects/events
- Encouragement of participation of all members in the affairs of the Association
- Cooperation with other HOA's in Greenbrier



The Greenbrier logo, featuring the word "GREENBRIER" in a green serif font with red horizontal lines above and below it, and a small white flower with green leaves above the letter "E". The logo is centered within a large, light gray hexagonal background.

GREENBRIER

Summer 2021
Meeting and
Information

WELCOME

GPOA Members:

Mandy Chew

- Colleen Iacch – President
- Mandy Chew – Vice President
- Terry West – Treasurer
- Gerry Fleckenstein – Secretary
- Paul DeVenuto – Assistant Treasurer
- Geoffrey Smith – Assistant Secretary
- Rhona Beadle – Member at Large



Report of The Secretary:

Gerry Fleckenstein

- **Quorum:**
- Current Membership in June was 484 property owners
- 25% is 121



Report of Secretary - continued

- Approval of November 2019 Annual Meeting Minutes
- Last in-person meeting before COVID
- Affirmative votes



Report of Secretary - continued
2020 Summer Semi-Annual
Meeting

- Due to COVID, no in-person Summer meeting in 2020
- 2020 Mail in Vote
- 474 GPOA Members were sent
 - 2020 Budget Update
 - Bios and photos of 4 Board Candidates for 2 Board Seats
 - Geoffrey Smith
 - Gerry Fleckenstein



Report of Secretary - continued
2020 Winter Semi-Annual
Meeting

- GPOA Members were sent
 - 2020 Summary of Achievements
 - 2021 Strategic Plan Summary
 - 2021 Proposed Budget
 - Membership forms for 2021
 - Ballot and Envelope for Budget Adoption



Report of Secretary - continued

2020 End of Year Community Comments

- Due to COVID, no in-person Winter meeting in 2020
- Space on return Ballot provided for comments
- 33 Comments Received
 - 28 comments were positive
- All comments addressed in February 2021 hand delivered document



Volunteers for Bear Park Gardens and Nature Park Walkways

BEA ALEXANDER
JOAN ATKINSON
FRANK BARTHOLOMEW
DIANE BARTHOLOMEW
RHONA BEADLE
TISH BRATTON
PEGGY BROWN
DAVID CHEW
MANDY CHEW
BILLY CUMBER
GAIL DARAS
TERRY D'ARCO
WAYNE D'ARCO
CHARLIE DEW
PAT DONALDSON
PETE DONALDSON
SUSAN ALEXANDER DURR
ANDY EARLY
LINDA HANSEN
LINDA HOWARD
PAUL KIELY
SALLY KIELY
VERNA KUYPER

GAIL MCLAMB
JOE NOBLE
MELANIE NOBLE
SCOTT POINTON
NINA POWELL
RUTH POWERS
HELEN ROBINSON
JUDY ROSSETH
CAMILLE RUST
MARTHA SCHULHAUS
LANCE SHEEDER
RUTH ANN SHEEDER
BRUCE SHOTLAND
GEOFFREY SMITH
SCOTT SPEICHER
RAE STUMPF
TIM STUMPF
BOB SULLIVAN
BRIAN TOLBERT
NANCY TOLBERT
BOB WELCH
DEBBIE WELCH
ROSEMARY WHETZEL



WITH SPECIAL THANKS TO:

LOIS BELL

THE CITY OF NEW BERN WASTE DISPOSAL

LOU COSTELLO

LINDA DODGE

**TOM GLASGOW, COUNTY EXTENSION DIRECTOR, NC STATE
EXTENSION**

**WENDY GRAVEMAN, PINECONE HOME AND GARDENS
GREENBRIER GARDEN CLUB**

**JEFFREY ODHAM, NEW BERN BOARD OF ALDERMEN
BILL STAFFORD**

JOSH TEAL, PINECONE HOME AND GARDENS

**DEBBIE WELCH – BEAR PARK GARDENS PROJECT COORDINATOR
RUTH POWERS AND DAVID CHEW – CO-CHAIRS FOR THE NATURE
PARK WALKWAY**

**MANDY CHEW- GPOA BOARD LIAISON
GEOFFREY SMITH – GPOA BOARD**





Report of Elections - 2021

Gerry Fleckenstein

Election Process

- **Nominating Committee**
 - Mandy Chew, VP
 - John Cole
 - Gerry Fleckenstein, Secretary
 - Janet Routier



Report of Election - 2021

Election Process – cont.

- Nominees for Term Sept. 2021 through Sept. 2024
 - Mandy Chew (incumbent)
 - Paul DeVenuto (incumbent)
 - Bruce Shotland



Report of Election - 2021

Election Process – cont.

- Nominees for Term Sept. 2021 through Sept. 2024
- All three nominees received in excess of 120 votes
- Introductions
 - Thank you all for voting



Report of Election - 2021
Process – cont.

- July 2021 Community Comments



Report of Membership

Rhona Beadle

- Currently 485 members
- 24 new homeowners since January
- Welcome visits to be scheduled
- Sign up for Welcome Committee

- Total properties: 670



GPOA Budget Review

22 June 2021

- **INCOME**

- Dues (495 @ \$75) - \$37,125.00
- Gifts (54 Residents) - \$1605.00
- 2020 Carryover Funds - \$2521.14
- Website Ad Sales - \$300.00
- **TOTAL INCOME = \$41,551.14**

GPOA Budget Review

22 June 2021

GPOA Dues:

- Approximately 74% (495/670) Greenbrier residents have chosen to become members.
- 26% enjoy benefits at no cost.



GPOA Budget Review

22 June 2021

Expenditures:

- Administration - \$7,527.38
- Includes Insurance, Website Fees, Directory Printing, GPOA Stickers, Storage Unit, P.O. Box Rental, Postage, Copying & Social Events.

GPOA Budget Review

22 June 2021

Expenditures:

- Property Maintenance - \$9,658.85
- Includes Utilities (water and electricity), Lawn Mowing, Bush Hogging, Tree Trimming/Removal, Pine Straw, Irrigation Service Contract, Plantings at Both Entrances, Alligator Weed Control & Grass Carp Contribution.
- \$500.00 transferred to separate Bear Park Nature Preserve Funding Budget.

GPOA Budget Review

22 June 2021

Expenditures:

- One-Time Line Items and Repairs - \$1445.75
- Includes Irrigation System Repairs, Yard Sale Sign Refurbishing, Farewell Banner for Dodges.

GPOA Budget Review

22 June 2021

- Total Income - \$41,551.14
- Total Expenditures - \$18,631.98

Balance = \$22,919.16 (55%)

GPOA Budget Review

22 June 2021

Bank Balances:

Checking - **\$30,440.51**

Money Market - **\$14,073.87**

Bear Park Nature Preserve Fund - **\$1075.00**



Safety Report

Paul DeVenuto

- Community Watch
 - Speed Sign Flags
 - Community Awareness
 - Change Flag Colors to Peak Awareness



Safety Report - continued

ALL TRAFFIC SOLUTIONS

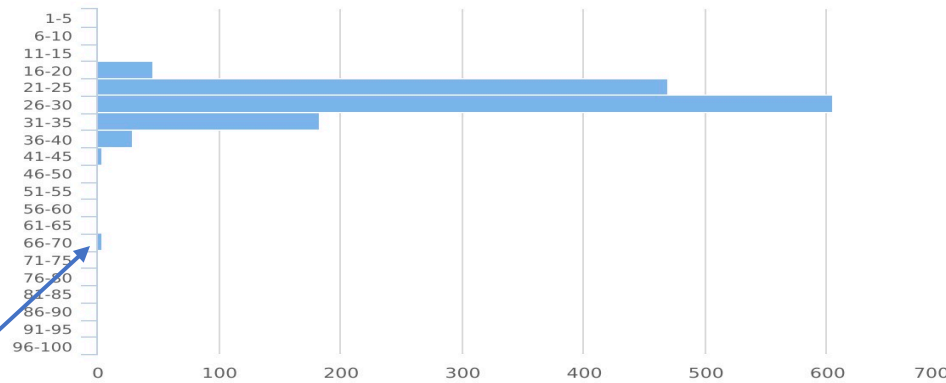


Start: 2021-07-23
End: 2021-08-03
Times: 0:00-23:59

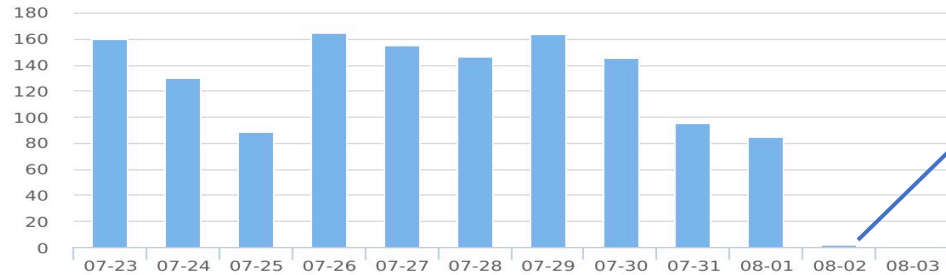
Volume by Speed Clubhouse Dr, 6000 Block, SB

Speed Bins: Size 5, Range 1 to 100
Time View: By Date (Total Volumes)

Total Volume by Speed Distribution



Daily Total Volumes



Generated by Monico Hargett on Aug 4, 2021 at 9:29:23 AM



Safety Report - continued

ALL TRAFFIC SOLUTIONS

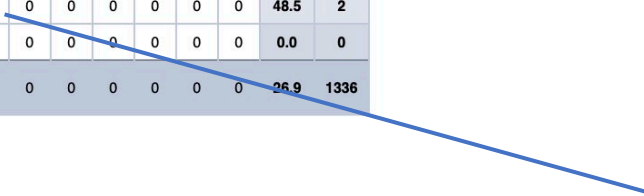


Start: 2021-07-23
 End: 2021-08-03
 Times: 0:00-23:59

Volume by Speed Clubhouse Dr, 6000 Block, SB

Speed Bins: Size 5, Range 1 to 100
 Time View: By Date (Total Volumes)

Date	1 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	41 to 45	46 to 50	51 to 55	56 to 60	61 to 65	66 to 70	71 to 75	76 to 80	81 to 85	86 to 90	91 to 95	96 to 100	Avg Speed	Total
07-23	0	0	0	8	54	70	23	5	0	0	0	0	0	0	0	0	0	0	0	0	26.9	160
07-24	0	0	0	3	55	55	14	2	1	0	0	0	0	0	0	0	0	0	0	0	26.6	130
07-25	0	0	0	3	26	42	16	2	0	0	0	0	0	0	0	0	0	0	0	0	27.5	89
07-26	0	0	0	2	61	66	32	4	0	0	0	0	0	0	0	0	0	0	0	0	27.2	165
07-27	0	0	0	5	50	75	22	3	0	0	0	0	0	0	0	0	0	0	0	0	27.0	155
07-28	0	0	0	6	55	68	14	3	0	0	0	0	0	0	0	0	0	0	0	0	26.4	146
07-29	0	0	0	5	60	74	23	2	0	0	0	0	0	0	0	0	0	0	0	0	26.7	164
07-30	0	0	0	9	48	66	17	5	0	0	0	0	0	0	0	0	0	0	0	0	26.6	145
07-31	0	0	0	2	29	52	9	3	0	0	0	0	0	0	0	0	0	0	0	0	27.0	95
08-01	0	0	0	3	32	36	13	1	0	0	0	0	0	0	0	0	0	0	0	0	26.7	85
08-02	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	48.5	2
08-03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0
Total	0	0	0	46	470	605	183	30	1	0	0	0	0	1	0	0	0	0	0	0	26.9	1336



Safety Report - continued

Paul DeVenuto

- Gazette Articles
 - Hurricane Safety Awareness
 - Unauthorized Solicitors
 - Wildlife Cohabitation



Safety Report - continued

Paul DeVenuto

- Community Safety
 - Vigilance regarding strange activity
 - Notify New Bern Police
 - Enjoy outside activities in pairs
 - Wear bright colors during outside activities



ACC Update

Gerry Fleckenstein

- Committee Chair
 - George Kramer
- GPOA Liaison
 - Geoffrey Smith



ACC Update - continued

Gerry Fleckenstein

- ACC Members
 - Lou Costello
 - Billie Ruth Sudduth
 - Dixie Babb
 - Parks Schaefer
 - Terry D'Arco
 - Wayne D'Arco
 - Jim Fleckenstein



ACC Update - continued
Gerry Fleckenstein

- ACC Activity – 2021 year-to-date
- 50 applications



ACC Update - continued
Gerry Fleckenstein

- 14 Different Permit Applications
- Process of consolidation and clarification
- August GPOA Board approval
- Update website – easier to find
- New Permit sign



Friends of Greenbrier Foundation

Rhona Beadle

- 2016 – Riser Barrels deteriorated

- Devaluation of properties
- Loss of aquatic environment
- Loss of natural habitat



Friends of Greenbrier Fdn. - cont

Rhona Beadle

- Friends of Greenbrier incorporated as non-profit in NC September 29, 2017
- Way to receive tax exempt donations for future
- Not a GPOA controlled initiative
- Collaborative initiative
 - Bill Stafford (incorporator)
 - Jerry Briele
 - John Robinson



Friends of Greenbrier Fdn. - cont

Rhona Beadle

- 2021 again meeting
- Goal to maintain aquatic integrity and thereby preserve environment for several species of local flora and fauna
- Long Leaf Pine
 - Red-Cockaded Woodpecker (federally endangered list)
- Eastern Box Turtle
 - Not to be confused with the common mud turtle



Friends of Greenbrier Fdn. - cont
Rhona Beadle



Friends of Greenbrier Fdn. - cont

Rhona Beadle

- Currently examining options to ensure the maintenance of aquatic environment
- Grant writing
- Donations
- Foundation Board to include Emerald, GPOA and community representation
- We will keep you posted



GREENBRIER RECYCLES

- Recycling updates Do's and Don'ts in Greenbrier
- Two biggest things I have heard is:

1) “When is my recycling day?” it is never the same,

Only once month?

Correct except Sept. in 2021

Check our web or GFL when in doubt



RECYCLES

AUGUST

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

OCTOBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOVEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

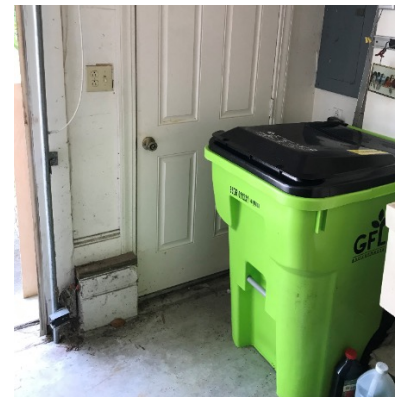
GREENBRIE RECYCLES

Property Owner's Association P.O. Box 13943 New Bern, NC 28562
greenmail@gmail.com greenbriewva.com

2) “The bright green bins are so ugly”

I hate to state the obvious.....

- Store them in your garage..... Or



GREENBRIE RECYCLES

Property Owner's Association P.O. Box 13943 New Bern, NC 28562
greenmail@gmail.com greenbrievnc.com

2) “The bright green bins are so ugly”

OR.....

-build a screen around them



GREENBRIER RECYCLES

Property Owner's Association P.O. Box 13943 New Bern, NC 28562
greenmail@gmail.com greenbrier.com

- Recycling updates Do's and Don'ts in Greenbrier
And please make their job easier by keeping these out.....

KEEP THESE OUT!

Aerosol cans	Disposable cups <i>(plastic and coffee)</i>	Scrap metal/wood
Aluminum foil	Electronics	Shredded paper
All batteries <i>(car, lithium, etc.)</i>	Food-tainted items	Styrofoam/peanuts
Ceramic items	Hazardous waste	Tanglers <i>(cords, hoses, wires, etc.)</i>
Clothing or textiles	Household glass	Tires
Diapers	Medical waste	Toys
	Plastic bags/wrap*	



* Lid must be completely closed to service cart to minimize litter



Volunteers Needed

Gerry Fleckenstein

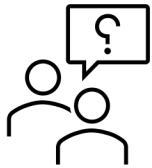
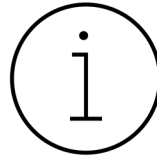
- The GPOA Needs Your Help
 - Social Activities
 - Welcome Committee including annual hospitality event
 - Luminaria
 - Parkway Entrance Beautification including Christmas Decorations
 - Community Watch Block Captains



Questions

and

Answers



Closing Comments
Mandy Chew

