Greencastle Manor Condominium No. 2

Board Meeting Minutes — July 28, 2026

Approval of Prior Minutes

- **Decision:** The minutes from the April 22 board meeting were approved (motion: Pearline Tyson; second: Delroy Blackwood/Frank Blundell; unanimous).

Financial

- **Decision:** The Board approved the proposal from Goldklang Group for 2026 and 2027 audit and tax preparation services (the Association's current auditor).

Reserve Study Update: Pearline Tyson had identified that the retaining wall project was incorrectly included in the reserve study as a future/planned expense rather than a project already in progress and separately budgeted, inflating the figures. Management has flagged this to the engineering firm, which is revising the reserve study to fully account for the change orders and approved proposals already associated with the retaining wall project.

Owner Correspondence and Concerns

- An owner on Bruton Parish asked whether the Association could require residents to use trash receptacles. The Board declined — many units lack the space or rear walkway access for receptacles — noting this issue has been raised and answered previously.
- An owner at 13937 Palmer House Way reported a significant increase in cockroaches and rodents at the trash pads, attributing it partly to a neighboring owner who has continued to leave out food/trash despite two prior violation notices. The Board discussed that a further hearing and escalating fines would be appropriate if the behavior continues, and confirmed the reporting owner has supplied photo evidence.
- **Decision:** Management will arrange to power-wash all community trash pads (not just the one raised by the reporting owner).
- **Decision:** If the neighboring owner's violations continue, management will call that owner to a hearing and begin issuing fines for each future occurrence.

Common Area Inspection Report

Management reviewed the recent common area inspection report with the Board. After discussion, the Board elected to defer action on most items pending finalization of the budget and reserve study, with the following distinctions:

- Items with a potential safety/liability component (e.g., structural concrete, ADA accessibility gaps, tripping hazards) should be prioritized over purely cosmetic items.
- Cosmetic items — faded parking lot striping and railing repainting — were deferred to next year's planning cycle; the Board will obtain updated cost estimates at that time.
- **Decision:** The Board opted to table common area inspection items (both structural and cosmetic) for now, pending the finalized budget, with structural/safety-related items to be prioritized when work is scheduled.

The meeting moved into executive/closed session at approximately 7:46 PM.