

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING

Thursday April 9th, 2019
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458
MINUTES

CALL TO ORDER

Dean Carter, President, called the meeting to order at 6:34 pm. A quorum was established. Board members present: Dean Carter, President; and James DeVoe, VP/Secretary. Stephen Chuilli, LCAM from Capital Realty Advisors, Inc. was also present.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the minutes from the March 14, 2019 Board of Director's meeting. Following the review, James made a motion to approve the minutes with corrected typo. Dean seconded the motion. All in favor.

Annual Meeting was scheduled for April 18th, we have not received any intents to serve to hold the election, the seated Board will serve another term.

After discussion of the vacant seats on the Board, James made a motion to appoint Steve Sanders to serve on the Board of Directors. Dean seconded the motion, all in favor.

Steve Sanders made a motion to appoint Nichole Chiavarini to serve on the Board of Directors. Dean seconded the motion, all in favor.

PRESIDENTS REPORT

Dean noted we are moving forward with Five Star Adjustors on the Insurance claim for the Hurricane Irma damage. Dean added we need to consider replacing the dryer vents and or have them cleaned while the roofers are onsite, since the vents are located on the roof top.

TREASURERS REPORT

James reviewed the monthly financial and provided his report to the Board and Members present. James also discussed a five-year plan to get the Associations finances in order for future projects. James discussed the Master Associations intent to increase the 2019 budget, Dean added we will have the Associations Attorney review the proposed budget increase.

James noted the number of delinquent accounts has dropped, no outstanding balances to discuss.

James noted he attended the mediation hearing against 124 Cat Rock, and it is ongoing no additional comments at this time.

OLD BUSINESS

Comcast Renewal: Dean noted that the Comcast contract expired in April, we met with the Comcast rep to renegotiate a new contract. Comcast is to come back with internet only proposal and all other available options.

Landscape Services: Revival Landscaping services contract was discussed; James asked questions and gave comments on the contract. Steve forwarded the notes to Revival for a vendor's response.

James noted that he corresponded with the irrigation contractor for the Master Association, James was advised that the watering issue on Regions Way is a result of the banks time clock being off. Manager will follow up with Encon on the IQ water supply distribution and if we are affected by the banks time clock.

Steve Sanders advised he spoke with the foreman at the Jewish Community Center about how the construction has slowed down over the past few months, the response was financing. Most of the construction is financed by donations, work should pick up after the Holiday.

NEW BUSINESS

James discussed the potential of a new web master for the Greenwich web site, we could offer online voting, applications, form, documents, and other communications for the residents.

James advised management that a survey pin is sticking up from the sidewalk on Regions Way, Manager to as the Town of Jupiter to remove the pin or approval to have the pin removed.

RESIDENT FORUM

None

NEXT MEETING / ADJOURNMENT

Next scheduled Board meeting will be Thursday, April 18th.

There being no further business, a motion was made by Dean to adjourn the meeting at 8:24 pm; seconded by James and approved.