

**GREENWICH POA
BOARD OF DIRECTORS' MEETING
MARCH 29, 2007**

MINUTES

CALL TO ORDER: @ 6pm by Kevin Kelly President

BOARD MEMBERS PRESENT: Kevin Kelly, President; Andrea Northrop, Vice President; David Monsour, Secretary; Matthew Zern, Treasurer; and Eric Webber, Director. Steve Chuilli from Capital Realty Advisors, Inc. represented Management.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS: This was the first Board meeting since the developer turns over there are no previous minutes to approve.

MANAGEMENT'S REPORT: Steve Chuilli reported that the pool area inspection with the developer was set for Friday morning at 9 am which; 2 Board members will be present. Management began the landscape inspection one half of the property was inspected the balance of the property inspection will be completed in early April. Management informed the board that the property insurance is coming up for renewal and the need to obtain proposals. Andrea recommended Floyd Nichols /Insurance Office of America Andrea will call and see if Floyd can attend the 4-11-07 Board meeting. Discussion was held regarding retaining Legal Counsel for the POA matters. A motion was made by Eric to hire Natalie Chin –Lenn Esq. for collections seconded by Matt all in favor. Further discussion was tabled until a later date to select an attorney to handle other association matters. Resales /rentals discussion was held with reference to the applications currently in hand. After much discussion the Board requested that Andrea review all applications prior to approval. Discussion was held regarding the Engineers inspection this was tabled until a later time. Manager to provide the board with an owners list. The board discussed the need for committees and wants to survey the community for input to assure an understanding of what the majority of the association's needs and wants are.

Manager will look into use of a room for the next board meeting at the Jupiter Library. The next Board meeting is set for Wednesday April 11, 2007 at 6 pm.

ADJOURNMENT

Motion to adjourn at 7:20 p.m. by Matt Zern; all in favor.