

**GREENWICH POA  
BOARD OF DIRECTORS' MEETING  
APRIL 11, 2007 - 6:00 P.M.  
COMMUNITY POOL AREA**

**MINUTES**

**CALL TO ORDER**

President Kevin Kelly called the meeting to order at 6:00 p.m.

**BOARD MEMBERS PRESENT**

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

**APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS**

Andrea motioned to approve the previous board meeting Minutes; seconded by Eric; all in favor.

**NEW BUSINESS**

**Resales & Rentals:** Andrea suggested that the Association restrict owners to a rental period of no less than 12 months. Eric stated that short term rentals would be more beneficial due to better prospects during season and those Scripps employees looking to relocate. David stated that a 12 month rental would be more practical and reduce tenant turnaround which causes investors to hesitate on purchasing. Kevin stated that a 6 month rental would be in agreement with Eric. Discussion was tabled until next meeting when all board members are present.

**Credit Check:** Eric questioned management if a credit check can be done on applicants. Steve replied that they are performed at an additional cost or another option is to have the applicant provide a recent credit check (within 30 days of application) and attach to the application.

**Authorization for Check:** David motioned that management include a form for credit check authorization for all applicants. Kevin seconded the motion; all in favor.

**Pets:** Eric motioned to limit renters to two domestic pets; Andrea seconded; all in favor.

**Damage Deposit:** Eric motioned to include a \$250 deposit from renters for any damages done to the common areas. Andrea seconded the motion; all in favor.

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**Insurance:** Andrea introduced Floyd Nichols from Insurance Offices of America. Floyd explained that the Association is over valued and that insurance expenses should reduce. Also that \$78 per square foot is out of range, instead of paying \$52-55 per square foot. Floyd also informed he has met with management in regard to wind mitigation service, costing approximately \$1,600. In addition, the Association should have an appraisal performed on the property to help reduce insurance costs. After discussion, Andrea motioned to retain Insurance Offices of America to pursue their 2007 insurance needs. Eric seconded the motion; all in favor. Andrea motioned to approve to retain a wind mitigation professional and appraisal. David seconded the motion; all in favor.

**Retaining an attorney:** Kevin questioned if an attorney is needed at this time for issues other than collections, and asked Andrea why she recommended Michael Gilfand. Andrea stated that her experiences with the firm have been positive and there are a large number of attorneys that could handle problems. David asked for management's opinion. Steve expressed that collections are currently with Natalie Chin-Lenn and if the need arises, the Association can pursue an attorney at a later time. Discussion was tabled.

**Committees:** Andrea stated that the Association needs committees to help guide the board and asked management what committees should be formed. Steve replied that each board member should be a liaison for a committee. They assigned as follows: Andrea - Orientation, Eric-ARC, David-Violations, Kevin-Landscape, Matt-Turnover. Management will prepare and post a volunteer request at the mail station. The Board requested management to forward sample of Rules & Regulations for the Board to review and modify according to their needs.

There was a motion to hold the monthly meeting the second Wednesday of each month at 6pm at the Jupiter Library. All in favor.

Eric motioned to that the Association purchase three dog stations; seconded by David; all in favor.

Eric recommended the Association purchasing a sign to post board notices. Management advised that we have signs for this use.

Management informed the Board that a hurricane preparation letter and emergency form will be sent to membership.

## **ADJOURNMENT**

Motion to adjourn at 7:55 p.m. by Eric; seconded by Andrea; all in favor.