

**GREENWICH POA  
BOARD OF DIRECTORS' MEETING  
MAY 9, 2007 - 6:00 P.M.  
JUPITER PUBLIC LIBRARY**

**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; Matthew Zern, Treasurer and Eric Webber, Director. Steve Chuilli from Capital Realty Advisors, Inc. represented Management.

**APPROVAL OF PREVIOUS MEETING MINUTES**

David motioned to approve the previous board meeting Minutes; with the correction to purchase three dog stations, not two. Motion was noted; seconded by Andrea; all in favor.

**NEW BUSINESS**

**Late Fee:** Andrea motioned to waive late fee for Patricia Martin; seconded by Eric; all in favor.

**Collections:** Andrea motioned to send all accounts that are 60 days past due to collections; seconded by David; all in favor.

**FINANCIAL REPORT**

Manager gave the financial report, explaining that operating reports will not be available until the 20<sup>th</sup> of each month. David motioned to approve the financial report as read; seconded by Andrea; all in favor.

**MANAGER REPORT**

Board to approve the purchase of a bulletin board to post community notices. Kevin moved to approve the bulletin board as presented by manager; seconded by Andrea; all in favor.

**COMMITTEES**

David opened the discussion by expressing the need for volunteers to establish committees. David expressed his concerns about building/construction problems. Matt Zern is the liaison to the Turnover Committee and asked for volunteers from those present - no volunteers from the

floor. Further discussion was held in regard to volunteers and committees and the need to maintain continuity within the community.

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David expressed that the water pressure valves on the exterior spickets were inspected and should hold while under constant pressure. These valves are made to release the pressure if the city water supply should not stay under constant pressure. These were designed with these intentions.

**OLD BUSINESS**

**Website:** David discussed the website, using the domain name of: [Greenwich@Abacoa.com](mailto:Greenwich@Abacoa.com). David attended a master association meeting where they approved use of the Abacoa trademark. David's son will host and maintain the website at no cost to the Association.

Andrea expressed concerns after reviewing the contract and found language that could put the association at risk. The Board discussed alternatives such as [Greenwich@Jupiter.com](mailto:Greenwich@Jupiter.com) or [GreenwichPOA@jupiter.com](mailto:GreenwichPOA@jupiter.com). After discussion, Andrea motioned to deny the license agreement utilizing [Greenwich@Abacoa.com](mailto:Greenwich@Abacoa.com). Kevin seconded the motion; all in favor. The board agreed to discuss this decision by email and will select a domain name in a timely manner.

**Insurance:** Kevin announced that the board approved Insurance Office of America as the association's agent. The property insurance has been renewed and David motioned to ratify the 2007 insurance; seconded by Andrea; all in favor.

**Rules & Regulations:** Kevin discussed the working Rules & Regulations copy provided by management with modifications made by board members. After discussion, all recommendations will be emailed to Andrea for review. She will compile and present at a future meeting for approval.

**Trash Can:** Board requested management to purchase a trash can for the mail station.

**Violations:** Board requested management to inspect the property and send the appropriate violation letters.

**ADJOURNMENT**

The next board meeting will be held on June 20<sup>th</sup>. Motion to adjourn at 7:55 p.m. by Kevin; seconded by Andrea; all in favor.