

**GREENWICH POA
BOARD OF DIRECTORS' MEETING
JUNE 20, 2007 - 6:00 P.M.
JUPITER PUBLIC LIBRARY**

MINUTES

CALL TO ORDER

Vice President Andrea Northrop called the meeting to order at 6:04 p.m.

BOARD MEMBERS PRESENT

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

APPROVAL OF PREVIOUS MEETING MINUTES

- Andrea motioned to approve the May 9, 2007 board meeting Minutes; seconded by Eric; all in favor.

FINANCIAL REPORT

Manager gave the financial report. The May Operating Report was approved as presented.

MANAGER REPORT

Enclosed in the board packet and discussed were the work order and violation history reports. The Board requested management to color code a site map to distinguish between POA and COA areas. The Board requested management to research the correct name - that Quarry Knoll Street or Quarry Knoll Way. Manager will contact the post office and developer to verify correct address name. The Board requested management to contact the cable company regarding the missing cable box cover between buildings 19 and 17 Greenwich Circle.

OLD BUSINESS

Andrea distributed the proposed rules and regulations to the Board, explaining how she combined the rules from neighboring communities in Abacoa to create a community standard. The Board held discussion, and Andrea will email a modified copy to the Board prior to the next board meeting.

Matt requested management to review the as-built drawings and pull the cut sheet of the awnings for board review.

NEW BUSINESS

The Board asked present members for their interest in volunteering as a committee member. Kelly Elmore volunteered for the Social Committee.

The Board opened the floor. A resident asked if there is exterior exterminating provided by the Association. Management responded that residents can place a work order by calling CRA. A resident stated that construction workers are leaving their lunch debris scattered on the grounds. Other issues were discussed such as insurance adjustments, violations and unruly tenants.

ADJOURNMENT

Due to pending travel plans, management will email the next board meeting date (to be held the third or fourth week in July). Motion to adjourn at 7:25 p.m. by Andrea; seconded by Eric; all in favor.