

**GREENWICH POA  
BOARD OF DIRECTORS' MEETING  
AUGUST 15, 2007 - 6:00 P.M.  
JUPITER PUBLIC LIBRARY**

**MINUTES**

**CALL TO ORDER:** Kevin Kelly, President, called the meeting to order at 6:03 p.m.

**BOARD MEMBERS PRESENT:** Present: President Kevin Kelly, Vice President Andrea Northrop; Treasurer Matthew Zern; Secretary David Monsour; and Director Eric Weber. A quorum was established Steve Chuilli from Capital Realty Advisors, Inc. represented Management.

**APPROVAL OF PREVIOUS MEETING MINUTES:** David motioned to approve the July board meeting Minutes as presented; seconded by Andrea; all in favor.

**FINANCIAL REPORT:** David motioned to approve the Financial Report as presented; seconded by Matt; all in favor. Kevin motioned to reduce the quarterly fees by \$250 per quarter; seconded by Eric; all in favor. Matt motioned to approve a one-time capital contribution on all resales in the amount of \$500, effective September 1, 2007; seconded by Eric; all in favor. David motioned to waive the late fees on 123 Greenwich Circle; Eric seconded the motion; all in favor.

**MANAGER REPORT**

Enclosed in the board packet and discussed were the work order and violation history reports. Steve reported that the landscapers had cut the a/c line to Mr. Adeimy's unit and has not received a response from landscaper, GW Garrit. Steve suggested and Dave motioned to offset landscaping monthly invoice to reimburse Mr. Adeimy for the damages. Eric seconded; all in favor.

Pest control and landscaping proposals will be tabled until the next board meeting.

Management to contact developer in regard to filling potholes, and making road repairs throughout the community, and removing weeds and debris in the construction areas.

Board approved giving the Jupiter Police Department the authorization to patrol, remove and arrest any unwanteds. Management will post private property signs.

**OLD BUSINESS**

Dave noted that the website: [GreenwichAtJupiter.com](http://GreenwichAtJupiter.com). is ready to receive contents. Management was requested to forward association information to be posted i.e. rules, site plan, newsletter, forms, meeting dates, etc.

Members can subscribe for free and receive email updates.

**NEW BUSINESS**

Andrea offered to remain on the board until her position can be filled.

The Compliance Committee was formed with three members. Management will contact them for a preliminary orientation meeting.

Tow signs will be installed at all seven entrances. Matt motioned to approve the "shield" *for sale* signs as noted throughout Abacoa. Andrea seconded the motion; all in favor.

Manager to purchase trash cans for mail and pool areas, after approval from COA.

Eric motioned that the Association remain at \$25 late fee, opposed to the 5%, seconded by Matt; all in favor.

**ADJOURNMENT:** There being no further business, Andrea motioned to adjourn the meeting at 7:10 p.m.; seconded by Eric; and all approved.