

**GREENWICH POA
BOARD OF DIRECTORS' MEETING
SEPTEMBER 25, 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; Secretary David Monsour; and Director Eric Weber. Treasurer Matthew Zern was absent. A quorum was established. Steve Chuilli from Capital Realty Advisors, Inc. represented Management.

A RESIDENT FORUM WAS HELD TO ADDRESS AGENDA ITEMS.

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

FINANCIAL REPORT: Steve Chuilli answered questions. Kevin motioned to approve the Financial Report as presented; seconded by David; all in favor.

MANAGER REPORT

Enclosed in the board packet and discussed were the work order and violation history reports. Discussion was held on violations and flag pole etiquette. A Fine Committee Procedure packet was presented to the board with samples of the violations letters. The Board approved the process as presented; all in favor. Discussion was held on the ongoing issues with 146 Cat Rock.

OLD BUSINESS

Dave noted that the website: GreenwichAtJupiter.com will be available this week. Management will post a notice advising the membership of the new website.

Landscaping issues were discussed. Andrea motioned to terminate W. Gerritt Landscape and contract with Lawn Source. Eric seconded; all in favor.

NEW BUSINESS

The Board was in favor of a website community calendar.

The October meeting will include a budget workshop; the November meeting will include approving the budget; and the Annual meeting will be held in January 2008.

Eric requested that the janitorial service use black bags to hold the fido waste bags in cans, instead of white. Manager to purchase a new net for the pool skimmer.

Manager to request color codes for the exterior doors and walls of the buildings from the developer.

Manager to inspect 190 Quarry Knoll for wash out of the landscape beds.

Manager to inspect the southeast corner of Cat Rock for FPL light that flickers.

Manager to tow the red Cherokee jeep parked in the open parking area.

Manager to send a violation letter to resident on 405 Schoolhouse regarding black pots in driveway.

RESIDENT FORUM

ADJOURNMENT: There being no further business, David motioned to adjourn the meeting at 6:59 p.m.; seconded by Andrea; and all approved. The next meeting is confirmed for October 23rd.