

**GREENWICH POA
BOARD OF DIRECTORS / BUDGET MEETING
NOVEMBER 29, 2007 - 6:00 P.M.
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MINUTES

CALL TO ORDER: Kevin Kelly, President, called the meeting to order at 6:05 p.m.

BOARD MEMBERS PRESENT: Present were: President Kevin Kelly; Treasurer Matthew Zern; and Director Eric Weber. Secretary David Monsour was via speaker phone. Vice President Andrea Northrop was absent. A quorum was established. Steve Chuilli from Capital Realty Advisors, Inc. represented Management. No members in attendance. Proof of meeting notice was provided by Management.

APPROVAL OF PREVIOUS MEETING MINUTES: Eric motioned to approve the October board meeting Minutes as presented; seconded by Matt; all in favor.

2008 BUDGET REVIEW: Steve presented the proposed 2008 budget. Discussion was held by the Board. Matt motioned to allocate \$10,000 to a line item for the building turnover and engineer review. Seconded by Kevin; all in favor.

After further discussion, Dave motioned to approve the 2008 proposed budget as amended. Seconded by Eric; all in favor.

ADJOURNMENT: There being no further business on the 2008 budget, Kevin motioned to adjourn the meeting at 6:34 p.m; seconded by Matt; and all approved.

The Board requested an updated list of POA owners. Management will forward an updated resident list quarterly to the Board.