

**GREENWICH POA  
BOARD OF DIRECTORS' MEETING  
FEBRUARY 21, 2008 - 6:00 P.M.  
COMMUNITY POOL AREA**

**MINUTES**

**CALL TO ORDER:** Kevin Kelly, President, called the meeting to order at 6:10 p.m.

**BOARD MEMBERS PRESENT:** Present: President Kevin Kelly; Vice President; Secretary David Monsour; Treasurer Matthew Zern 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 previous Minutes as presented; seconded by Eric; all in favor.

Mike Kinny from A.T. Designs was introduced by management. Mike explained what is involved in a turnover study and that a 558 letter is required to be sent to the developer at the completion of the study. This study advises the developer of all deficiencies. Mike answered questions from the Board and the floor.

**FINANCIAL REPORT:** Steve Chuilli gave the Financial Report.

**NEW BUSINESS**

Two open work orders were discussed; both relating to ant mounds in the common areas. ARC Request (exterior door bell on Cat Rock Lane). David motioned to deny the request due to poor installation; Matt seconded; all in favor.

Notice of Liens: Approved by the President to be returned to the Association's attorney.

St. John, Lemme and Core's resume was distributed and discussed. Manager to invite an attorney from the firm to the next board meeting.

David motioned to approve a Violation Committee, consisting of volunteers Brian Pybus and Jean-Pierre Binard. Matt seconded the motion; all in favor.

**RESIDENT FORUM**

**ADJOURNMENT:** There being no further business, Matt motioned to adjourn the meeting at 7:30 p.m.; seconded by David; and all approved.