

**GREENWICH POA
BOARD OF DIRECTORS' MEETING
APRIL 17, 2008 - 6:00 P.M.
COMMUNITY POOL AREA**

MINUTES

CALL TO ORDER: Kevin Kelly, President, called the meeting to order at 6:04 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. Special Guest Andrea Northrup, with Insurance Office of America, was present.

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

NEW BUSINESS

Steve reported that a bee keeper removed the bees at 403 Quarry Knoll at a cost of approximately \$585, and will seal the hole in 3-4 weeks.

New Urban Development and the completion of the roadways were discussed. As requested by the board, management contacted the Town of Jupiter and stated that the amount of \$301,000 is sufficient to complete the roadways only. The other required improvements could not be funded through the line of credit.

Andrea announced there will be a small increase for windstorm insurance this year – approximately 5.75% increase.

Steve explained that there has been communication between the New Haven Board and management in regard to speeders and people walking their pets throughout the property. Kevin Kelly spoke to the president of New Haven and will follow up at a future meeting.

OLD BUSINESS

Matt will contact Roberto Balbis Engineering for an interview to be held at a future board meeting.

OPEN FORUM

Discussion was held on a call-in complaint to CRA in regard to children in an alley. A resident stated that 304 Quarry Knoll appears to be a weekly or monthly rental. Management to investigate.

ADJOURNMENT: There being no further business, Eric motioned to adjourn the meeting at 6:35 p.m.; seconded by Matt; and all approved.