

**GREENWICH POA
BOARD OF DIRECTORS' MEETING
MAY 21, 2008 - 6:00 P.M.
JUPITER PUBLIC LIBRARY**

MINUTES

CALL TO ORDER: Kevin Kelly, President, called the meeting to order at 6:01 p.m.

BOARD MEMBERS PRESENT: Present: President Kevin Kelly; Vice President; Secretary David Monsour; and Director Eric Weber. A quorum was established. Treasurer Matthew Zern was absent. Steve Chuilli from Capital Realty Advisors, Inc. represented Management. Special Guest, engineer Tim Marshall, with A.T. Designs, was present.

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

NEW BUSINESS

Tim Marshall with A.T. Designs was introduced. Tim explained the process of a turnover engineering study and stated that in touring the community, he noted that paving and drainage are serious concerns. Management stated that a membership survey was conducted and will be forwarded once an engineer is selected.

Eric motioned to ratify the retaining of St. John, Lemme & Core as the Association's attorney. David seconded the motion; all in favor.

Dave motioned to set automatic fines for violations of having any pets or glass in the pool, on the pool deck or in the cabana; fining \$25 for the first offense; \$50 for the second offense and \$100 for the third offense. Kevin seconded the motion; all in favor.

Dave discussed the need for a resident application for use of the pool area. Management stated that he will discuss with the Developer, New Urban, since the COA is under their control.

ADJOURNMENT: There being no further business, Eric motioned to adjourn the meeting at 7:18 p.m.; seconded by Kevin; and all approved.