

**GREENWICH POA  
BOARD OF DIRECTORS' MEETING  
JUNE 17, 2008 - 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; Treasurer Matthew Zern and Director Eric Weber. Secretary Dave Monsour participated by speaker phone. A quorum was established. Steve Chuilli from Capital Realty Advisors, Inc. represented Management.

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

**NEW BUSINESS**

**Engineering Report:** Matt advised the Board that Ardaman and Associates' proposal is approximately \$2,000 less than AT Designs, and that he anticipates more customer service and an expanded report from them. Matt stated that this is a flat contract, including the punch list and asphalt pouring. Following discussion, Kevin motioned to forward the contract to legal for review. Dave seconded the motion; all in favor. Matt will schedule Ardaman & Associates, who could not attend this meeting, to either meet the Board prior to or at the next board meeting.

**Pool Area:** Dave stated that people are throwing cigarette butts into the mulched area, just outside the pool fence and recommended that the Association purchase an ashtray. Matt motioned to approve the purchasing of a black or gray ash can; Dave seconded. All in favor. Manager to order.

**Irrigation Drawings:** Matt requested management to obtain a set of as-built irrigation drawings.

**Dumpster Enclosures:** Manager to send a second request to developer for the dumpster enclosures for the two commercial buildings.

**ADJOURNMENT:** There being no further business, Eric motioned to adjourn the meeting at 6:32 p.m.; seconded by Kevin; and all approved.