

GREENWICH POA

BOARD OF DIRECTORS MEETING

6:00 pm. Thursday, June 11, 2009
Jupiter Public Library

MINUTES

CALL TO ORDER

President Kevin Kelley called the meeting to order at 6:05 pm. A quorum was established. Board members present: Kevin Kelley, President; David Monsour, Secretary; Matt Zern, Treasurer and Brooke Binard, Director. Representing Capital Reality Advisors, Inc. (CRA) was Steve Polino, LCAM, community association manager.

APPROVAL OF PREVIOUS MEETING MINUTES

After review and discussion, **a motion was made, seconded and approved unanimously to approve the minutes as written from the Board of Directors Annual Organizational Meeting on March 12, 2009.** It was noted that there was no Annual Meeting, scheduled the same date, as a quorum was not reached.

GUEST SPEAKER

Chris Kendrick, Activities Coordinator, from the Abacoa Property Owners' Assembly, Inc. gave a presentation explaining her position and her efforts to build community participation in activities sponsored by the Abacoa master association, which Greenwich is a member.

DIRECTORS & COMMITTEE REPORTS

Treasurer Matt Zern briefly reviewed and opened discussion on the progress A.T. Designs Engineering is making on the Turnover Study. Steve Polino reported that he had coordinated appointments with Mike Kinny and homeowners for review of problems that his firm wanted to review on the interior of the units. Matt stated that upon completion of the Study the Association would have seven day in which to ask for clarification and explanation of the report.

OLD BUSINESS

The Delinquent Report and foreclosures was reviewed and discussed. The legal time frame requirements that the attorney must follow when a lien is placed on a unit in default and the Association policy for forwarding delinquent accounts to the attorney for the collection process to start was reviewed. The possibility of starting the process earlier was considered.

NEW BUSINESS

The revised plan for the undeveloped property in Greenwich was reviewed and discussed. The Board was in general agreement that the plan as presented would be better for Greenwich and the Board would probably endorse the plan after the final drawing were given to the Board for consideration.

The Community Facilities Assessment, \$4,341 Monthly, paid to the Greenwich Master Association, actually the Greenwich Condo Association, still under control of New Urban and managed for them by Bristol Management was reviewed and discussed. The general consensus was that the service provided for this monthly fee are overpriced for what is actually being done on the Greenwich community common property as a whole. Steve was asked to check to see if there were any clause providing for representation from the POA on the Board that control these services. Also discussed was the Abacoa Master Association Assessment, Steve was asked to check on the possibility of representation on this Board.

RESIDENT FORUM

The floor was open for homeowners to speak, ask questions and make comments. The Board answered questions, discussed various issues and considered comments from the membership present.

ADJOURNMENT

No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 7:23 pm.