

GREENWICH POA
BOARD OF DIRECTORS
ANNUAL BUDGET MEETING

6:00 pm. Tuesday, November 10, 2009
Greenwich Community Pool

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 Director David Ferris. 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 September 30, 2009 Board meeting minutes as written.**

DIRECTORS & COMMITTEE REPORTS

There was discussion on the proposed Synagogue construction, the proposed Medical Group construction changes going before the town of Jupiter for approval, the legal issues with the Greenwich Master Association, the percentages of their Assessments on the POA, the percentage of parking areas that Greenwich accept and the effects of these issues on the Greenwich POA homeowners. After discussion, **a motion was made, seconded and unanimously approved that an attorney be hired to review the issues and advise the Board on actions to take that would be in the best interest of the Greenwich association.** There was agreement that Matt and David Ferris would consult with attorney Gregory Kino to review the issues. **A motion was made, seconded and unanimously approved to pay Gregory Kino a \$2,000 initial retainer fee.**

OLD BUSINESS

The Delinquent Report and foreclosures was reviewed and discussed.

Trees on common property causing damages to water lines and valves that are the homeowner's responsibility to maintain were discussed. Dave Monsour stated that an Association he was familiar with had a policy that a common area trees causing damage to the homeowners water lines was not repaired at the Association's expense and suggested Greenwich adopt the same policy. The issue was tabled for discussion with the Associations attorney. Dave also presented the Board a form used in another Association showing what homeowners were responsible for and what the Association was responsible for suggestion it would be beneficial for Greenwich to publish a similar form to clarify

The Greenwich Master Association and 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 and it appeared that the insurance for the common areas, which Greenwich POA contributes to, may also be covering the Greenwich Condo buildings. This issue was noted for discussion with Gregory Kino.

The 2010 Budget was review and discussed. Matt expressed concerns with the Community Facilities Assessment budgeted amount. This would be a legal issue to be work through. After discussion, **a motion was made, seconded and the 2010 Proposed Budget with the same quarterly assessment as 2009 was unanimously approved.**

NEW BUSINESS

The sidewalks up to the units on the south side of the fountain on Catrock have a buildup of black mildew which when wet are very slippery and do present a potential slip and fall accident. This condition is due to these units remaining in the shade most of the time at this time of year. Steve was asked to get bids, he stated he had one bid and would a couple more.

The condition of the turf, which is being taken over by weeds in areas and the numerous dead areas was review and discussed. Steve stated that the drainage construction had broken several main line that was preventing normal watering in certain areas which has resulted in the decline of sod. There could be more major construction undertaken by New Urban in the future on the north side of the bell tower and suggested that any new sod installations be put until this construction is done.

Payment plans for owners in arrears were discussed and the Board agreed to consider these requests on an individual basis as they were made. This would require that Natalie prepare a legal document at a cost of about \$200, which the owner would be required to sign. Steve will contact the owner who requested consideration and advise her to speak to Natalie. Natalie will confirm the Associations agreement prior to drawing up the document.

RESIDENT FORUM

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

ADJOURNMENT

No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 7:39 pm.