

GREENWICH POA

BOARD OF DIRECTORS MEETING

6:00 pm. Wednesday, November 17, 2010
Greenwich Community Pool

MINUTES

CALL TO ORDER

President Kevin Kelley called the meeting to order at 6:30 pm. A quorum was established. Board members present: Kevin Kelley, President; Matt Zern, Treasurer; David Monsour, Secretary and David Ferris, Director. Representing Capital Reality Advisors, Inc. (CRA) was Steve Polino, LCAM, community association manager.

APPROVAL OF THE LAST MEETING MINUTES

The minutes from the Board Meeting on September 22, 2010 were reviewed. **A motion was made, seconded and approved unanimously to accept the minutes as written.**

OLD BUSINESS

There was discussion on the Medical Group construction project underway and related issues.

The Board opened the floor for discussion and questions from the homeowner present on the issue of the proposed Amendment mailed to the homeowners on October 28, 2010. The Board answered questions, discussed various issues and considered comments from the membership present.

The Board collected proxies from members present who could not attend and urged other owners to attend the Special Membership meeting to be held on December 14, 2010 to vote on the proposed Amendment.

NEW BUSINESS

The 2011 Annual Budget was reviewed and discussed. After discussion, **a motion was made, seconded and approved unanimously to postpone the approval of the 2011 annual budget until after the Membership Voted on the proposed Amendment as the Budget may be altered by the Association taking over the pool area.** Homeowner will be notified that the first quarter payment, due January 1, 2011, will be the same as in 2010 and any adjustment required will be made on the three remaining quarterly payment.

ADJOURNMENT

No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 7:18 pm.