

GREENWICH POA, INC.

BOARD OF DIRECTORS MEETING

6:00 pm. Tuesday, May 3, 2011
Greenwich Community Pool

MINUTES

CALL TO ORDER

President Kevin Kelley called the meeting to order at 6:01 pm. A quorum was established. Board members present: Kevin Kelley, President; Judy Williams, Vice President; David Monsour, Secretary and David Ferris, Director. Matt Zern, Treasurer, was absent. Representing Capital Reality Advisors, Inc. (CRA) was Steve Polino, LCAM, community association manager.

APPROVAL OF THE LAST MEETING MINUTES

The minutes from the Special Membership Meeting on January 13, 2011 were reviewed. After review, a **motion was made, seconded and approved unanimously to accept the minutes as written.**

OLD BUSINESS

There was discussion on the current accounting with the Master Association. It was noted that nothing had been received to date from them. There was a suggestion that the Association withhold the Monthly Facilities payment to the Master Association. Steve Polino suggested that the Board review this suggestion with the Association's attorney and if the attorney stated they had legal grounds to do so they should. The Association should not do so with a legal opinion that they are within their right to do.

The 2011 Budget was discussed. Steve Polino stated that without a revised Master Association Budget the Association could not approve a new budget. Homeowners should be told that since the Master Association Revised Budget has not been received yet, the 3rd & 4th quarterly payment will remain the same until the Board is able to revise the Budget. This failure on the Master Association part will also be reviewed legally.

NEW BUSINESS

A motion was made, seconded and approved and ratify unanimously the appointment of Judy William to the Board of Directors as the Vice President of the Board, which had taken place since the last Board of Directors meeting.

The paving of the unfinished roads in Greenwich was discussed, Kevin stated that the Town of Jupiter would be contacted for information on this project since that are holding a Bond put up by New Urban for this work to be completed, supposedly upon completion of the construction projects.

There has been no information provided by Bristol Management, the Master Association or New Urban concerning the turn over of the pool area which was supposed to have happened in conjunction with the revision of the Master Association Budget and the turn over of the Pool Facilities Reserves, which is being held up by New Urban. This is another matter for the Association's attorney to review and advise the Board.

CRA accounting has never received anything concerning the requested backup for New Urban's claim that the Association owed them \$11K+ from the Capital Contribution collected at the original sale of the units.

There was a brief discussion concerning irrigation. There was a suggestion that a meeting be set up with Treasure Coast Irrigation. Steve explained that this would have to go through the Bristol Management as the Master Association is in charge of Irrigation. Treasure Coast contract is with the Master Association.

Landscaping was discussed briefly. The Preserve on the east side of Quarry Knoll was mentioned with regards to the maintenance responsibilities. Steve said it had never been mentioned to him and he had no information on it, also that it was not mention in the Greenwich POA, Inc. Documents, to his knowledge.

There was a suggestion that a Hurricane Committee be established. Dave Monsour related his experience with the newsletter committee. The issue was tabled for further investigation.

The Turn-Over of the Pool Area from the Greenwich Master Association to the Greenwich POA, Inc. was reviewed and discussed. An Amendment to the Documents was approved by the memberships, by the Abacoa Master Association and to CRA knowledge the Greenwich Master Association, which is still controlled by New Urban, in advance of the POA taking the Amendment vote to the membership. Steve Polino recommended that the Board seek legal advice on how to proceed to finalize this amendment.

Pressure Cleaning Bids to clean all sidewalks in front of the 22 POA buildings and walkways up to all of the homeowners front doors were reviewed and discussed. After Discussion, **a motion was made, seconded and unanimously approved to award the contract to the low bidder, JT Pressure Cleaning, at a total cost of \$2,300.** It was noted that JT would supply the water for Jupiter fire hydrants and work out the cost with the Town of Jupiter.

RESIDENTS FORUM

Kevin opened the floor for homeowners to speak, ask questions and make comments on any issues. The Board answered questions, discussed various issues and considered comments from the directors and membership present.

Please note that Florida Statutes prohibits residents' discussion during the Board meetings without Board Approval. The Association's Rule is that homeowner's comments or questions are limited to three minutes during the Residents Forum period of the meeting.

ADJOURNMENT

No other Association business being on the agenda, **a motion was made, seconded and approved unanimously to adjourn.** The meeting was adjourned at 7:10 pm.