

GREENWICH POA, INC.

BOARD OF DIRECTORS MEETING

**6:00 pm. Monday, September 19, 2011
Greenwich Community Pool**

MINUTES

draft

CALL TO ORDER

President Kevin Kelly called the meeting to order at 6:05 pm. A quorum was established. Board members present: Kevin Kelly, President; Judy Williams, Vice President; David Monsour, Secretary and David Ferris, Director. Representing Capital Reality Advisors, Inc. (CRA) was Falicia Demary and Steve Chuilli, LCAM, community association managers. Absent: Matt Zern, Treasurer due to a scheduling conflict.

APPROVAL OF THE LAST MEETING MINUTES

The minutes from the Board of Director's Meeting held on August 8, 2011 were reviewed. After review, a motion was made, seconded and approved unanimously to accept the minutes as written.

TREASURER'S REPORT

It was mentioned by Judy Williams that Judy Bernstein may be interested in serving on the Board.

August Financial Reports - The August financials including the delinquency report were reviewed by the Board. There were no questions.

Current Accounting with Master Association - Kevin Kelly has been working with Brian Grosberg, Capital Realty and the Master Association to resolve the issues with taking over the pool amenities. It was discussed that the Master association's attorney should draft up an agreement which clearly states the costs to maintain these facilities and this document should be signed by both parties.

Rentals & Evictions – The Board would like for Management to look in to the process for eviction of tenants who are residing in units where an owner is past due on assessments. They would also like clarification on when a past due owner is sent to the attorney for collections.

Ratify Short Sale Offer – There was an offer made for a short sale on 142 Cat Rock. A motion was made, seconded and approved unanimously to accept the offer.

OLD BUSINESS

Paving – After numerous attempts to have the builder finish the street paving in Greenwich the Board has asked that management contact the city engineer for assistance.

Compliance Committee – The Board has given the following names to Management of owners who are interested in serving on a Compliance Committee: April Marsland, Michelle Suiter and Judy Bernstein. Management will contact these owners and fill them in on the operations of the committee. A motion was made, seconded and approved unanimously to accept these owners as the Compliance Committee.

Pool Sink Repair – Andy from Premier Solutions has completed this repair.

Security at Pool – The Board is concerned about the use of the pool after hours, vandalism of pool property and bathrooms being left filthy. Proposals were presented by the prior manager to add Envera monitoring to the pool cabana. The Board would like to know what is included in the \$150 monitoring fee and they would like for Envera to make a presentation at the next meeting. Management will be contacting Envera for their response.

Doggie Station Repair – There is a doggie station missing by the mailboxes. The Board would like for Management to investigate who removed the station. Management will contact the Master Association for details. It was mentioned that the Board may purchase another one and bill back the Master.

Reserve Study – The last reserve study was completed in 2008. Management will be contacting GAB Robbins for quote to complete an updated reserve study. The Board would like for the Master to also pay for a portion of this study.

Balcony Repairs – David Monsour obtained a proposal from Expert Renovations to fill in the cracks, pressure wash the floors, fill in the space around the posts with concrete and stain the floors of all balconies for a total cost of \$9800. A motion was made, seconded and approved unanimously to pay for these repairs out of the reserve account.

Mulch Bids – The Board reviewed 3 proposals for mulch installation and agreed to pay \$3500 for the installation once they further discuss the possibility of obtaining a new landscape maintenance company.

There being no further business, a motion was made and passed to adjourn the meeting at 7:20 pm.

Next meeting is scheduled for **Monday, October 10th at 6 pm** at the pool cabana.

Minutes prepared by Falcia Demary