

GREENWICH POA, INC.

BOARD OF DIRECTORS MEETING

**6:00 pm. Monday, December 12, 2011
Greenwich Community Pool**

MINUTES

CALL TO ORDER

President Kevin Kelly called the meeting to order at 6:30 pm. A quorum was established. Board members present: Kevin Kelly, President; Judy Williams, Vice President; David Monsour, Secretary (speaker phone) and David Ferris, Director. Representing Capital Reality Advisors, Inc. (CRA) was Falcia Demary and Steve Chuilli, LCAM, community association managers.

APPROVAL OF THE LAST MEETING MINUTES

The minutes from the Board of Director's Meeting held on October 3rd, 2011 were reviewed. After review, a motion was made, seconded and approved unanimously to accept the minutes as written.

TREASURER'S REPORT

Appraisal from M.R. Ford – The Board reviewed the appraisal and had no questions.

OLD BUSINESS

Paving – Management received an update from the Town of Jupiter stating that the paving is expected to be completed by mid-Feb to mid-March 2012. In the meantime, New Urban will patch pot holes as needed.

Compliance Committee – Judy Bernstein and Michelle Suiter have agreed to serve on the Compliance Committee. The Board is still looking for a 3rd member.

Locks at Pool and Cabana Bathrooms – The Board made a motion which was seconded and approved to install locks on the pool gate and cabana restrooms.

Reserve Study – The Board made a motion seconded and approved to accept the reserve studies presented by GAB Robbins once the reserve funding contribution for 2011 is revised to \$140,000.

Balcony Repairs – The contractor hired for the balcony repairs project has fallen through and is not able to complete the repairs. Management will obtain additional bids for this project.

OLD BUSINESS

Install Podocarpus around pool – The Board made a motion seconded and approved for 38 (7 gallon) podocarpus to be installed around the pool by Landscape Manager.

Pool Rules Sign – The Board made a motion seconded and approved for Management to remove the old pool rules signs and order a new sign.

Greenwich Docs – The Board made a motion seconded and approved for Management to obtain an estimate from the attorney to revise the Association Docs to clearly state what repairs are the Associations responsibility and what repairs are the owner's responsibility.

Truck Rule Change – The Board made a motion, seconded and approved a new truck rule pending conformation from the association attorney that it was permitted.

Bankruptcies – The Board reviewed the collection report from the attorney on all open collection accounts.

Extending Pool Entry Gate – The Board made a motion seconded and approved for Management to obtain estimates to extend the pool gate up to 6-7ft.

2012 Budget Review – Kevin made a motion, seconded by Judy to take \$140,000 of prior years earnings and transfer it into the reserve account. Kevin made a motion, seconded by Dave and unanimously approved to accept the 2012 budget as proposed. The Approved Budget will be mailed to the membership.

There being no further business, a motion was made and passed to adjourn the meeting at 7:10 pm.

Next meeting is scheduled for **Monday, January 9th at 6 pm** at the pool cabana.

Minutes prepared by Falcia Demary