

**GREENWICH POA, INC.**  
**BOARD OF DIRECTORS MEETING**  
**6:00 pm. Thursday, February 9, 2012**  
**Greenwich Community Pool**

**MINUTES**

**CALL TO ORDER**

President Kevin Kelly called the meeting to order at 6:00 pm. A quorum was established. Board members present: Kevin Kelly, President; David Monsour, Secretary and David Ferris, Director. Representing Capital Reality Advisors, Inc. (CRA) was Chet King and Steve Chuilli. Absent was Judy Williams, Vice President.

**APPROVAL OF THE LAST MEETING MINUTES**

The December 12, 2011 Board Meeting minutes were reviewed. Following review Dave M. motioned to approve the minutes noting one correction "Truck Rule – was approved pending review and conformation from association attorney that all it was permitted". Kevin seconded the motion and all approved.

**TREASURER'S REPORT**

The Board reviewed the December financial report, account receivable and a collection report from Natalie Chin-Lenn's Office. General discussed was held and all questions were answered.

The Board discussed a final offer from council regarding one of the delinquent accounts (174 Greenwich). The offer was \$5,000 of past due assessments plus attorney fees allowing a short sale to go through. Kevin motioned to approve the offer presented. Dave F. seconded the motion and all approved. It was noted that the offer accepted was more than the association would receive if the unit went into foreclosure.

**MANAGEMENT REPORT / OLD BUSINESS**

Chet King reviewed the Management Report dated February 9, 2012 which covered activities that have occurred since the December 12, 2011 Board meeting. Note: A detailed written report was provided to the Board members prior to the meeting for review and is available to homeowners upon request.

- Landscape, Irrigation, and Pool Maintenance – contractors' activities since the last Board meeting.
- Work order activity.
- Completed projects and planned upcoming projects.
- Property inspections and violation notice activity.

*See attached Management Report dated February 9th – For the Association's Minute records*

**Pool** – The Board reviewed and held discussion regarding proposals for pool and fountain repairs.  
- Pool surface repair \$350 (Pool acid wash to be completed at same time not to exceed \$1,200 total)  
- Fountain pump motor \$285 and auto fill replacement \$40  
- Following discussion Dave M. motioned to approve the proposals. Kevin seconded and all approved.

**Balcony Repairs** – The Board held discussion regarding the balcony repairs. It was noted that the original vendor chosen to complete the work was unable to do so. Management provided the Board with two additional quotes for Board review and approval. Following review and discussion management was directed to reconfirm cost with each vendor and scope with each vendor. Once final costs are established the revised quotes are to be forward to the Board via e-mail for review. David M. advised he would forward color information to Management.

**Fire System Repairs** – Management provided the Board with an update as to fire system repairs noted during a recent inspection by PB County Fire. The Board discussed the repairs and approved Management to move forward to complete asap.

**Compliance Committee** – Still needs 3<sup>rd</sup> member.

**Budget Mailing** – The Board discussed the previously approved 2012 budget and mailing. Management was requested to draft up a notice to be posted on the web site and also be placed in the second quarterly mailing. The notice to be posted on the web site was to be forward to David Monsour.

**Document Clarification** – The Board discussed and clarified they are looking for Natalie to define association and unit owner obligations regarding building / unit maintenance. Management advised they had already contacted Natalie regarding the request and will complete follow up.

**Bathroom Locks** – The Board requested locks be placed on the restroom doors, so a key is required for entry.

**Pool Entrance Gate** – The Board directed management to obtain bids to replace the existing pool entry gate with a new taller gate with key access.

**Violations** – Grills on balconies and other misc violations were discussed. Management was directed to contact the Fire Marshall regarding the grills. Also it was noted a trailer was parked in front of 152 Greenwich. Management advised a notice would be sent to the owner.

- Trash Cans violations were discussed. Management was directed to confirm with Natalie if the Association could collect all cans left out past a certain time and charge the owners a \$25 fee to have it returned.

**New Urban Agreement** – Discussion was held regarding the agreement with New Urban. Management advised until the final lift of asphalt is complete New Urban will not sign the agreement. Management advised they would continue to follow up.

#### **NEW BUSINESS / CORRESPONDENCE**

**Board Member Resignation** – It was noted that Matt Zern resigned from the Board. There is no replacement for him at this time.

**Building Maintenance** – Management updated the Board on current and completed projects. Management was requested to obtain building paint color information from Sherwin Williams.

**Abacoa POA Request** – Management advised the Abacoa POA requested Board and annual meeting dates. The Board agreed to set the 1<sup>st</sup> Tuesday of even numbered months as their set BOD meeting day at the pool area 6 p.m. The next scheduled meeting will be April 3<sup>rd</sup> and also be the annual members meeting.

#### **NEXT MEETING / ADJOURNMENT**

The next meeting is scheduled for Tuesday, April 3, 2012 6 p.m. at the pool area and will also be the annual meeting.

There being no further business, a motion was made to adjourn the meeting at 7:05 pm. and seconded, all approved.

Respectfully submitted by:

Chet King, LCAM  
On behalf of the Greenwich Owners Association BOD...