

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.
ORGANIZATIONAL / BOARD MEETING

Tuesday, April 3, 2012

FOLLOWING COMPLETION OF THE ANNUAL MEETING

Greenwich Community Pool Cabana

145 Greenwich Circle, Jupiter FL

MINUTES

CALL TO ORDER

President Kevin Kelly called the meeting to order at 6:35 pm. A quorum was established. Board members present: Kevin Kelly, David Monsour, Gregory Faucher and David Ferris. Representing Capital Reality Advisors, Inc. (CRA) were Chet King and Steve Chuilli.

ORGANIZATION / APPOINT POSITIONS

The Board held open discussion regarding the positions. Following discussion David motioned for: Kevin Kelly, President; David Monsour, Secretary, Gregory Faucher, Treasurer and David Ferris, Director. Kevin second the motion and all unanimously agreed.

APPROVAL OF THE LAST MEETING MINUTES

The February 9, 2012 Board Meeting minutes were reviewed. Following review Dave M. motioned to approve the minutes as presented. Kevin seconded the motion and all approved.

TREASURER'S REPORT

The Board reviewed the February 2012 financial report. Discussion was held regarding the balance sheet, income expense statement and accounts receivable report. It was noted that 4 units are with the attorney for collections and 3 are in foreclosure.

The Board reviewed retainer agreements from Natalie Chin-Lenn for general legal and collections. Following review the Board held a discussion. David F. motioned to approve the agreements as presented. Kevin seconded the motion and all approved.

MANAGEMENT REPORT / OLD BUSINESS

Chet King reviewed the Management Report dated April 3, 2012 which covered activities that have occurred since the February 9, 2012 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 April 3rd – For the Association's Minute records

Landscape – The Board reviewed a proposal from Landscape Manager to replace material throughout the community. Following the review a discussion was held regarding the irrigation system. The Board decided to hold off on the plantings until the irrigation issues are worked out.

Balcony Repairs – The Board discussed the balcony repairs and reviewed three bids provided by Management. The vendor the Association originally had set up to do the work was unable to complete it. Following a discussion

and review of the bids David motioned to approve the bid form Patricio Enterprises. Kevin seconded the motion and all approved. Management was advised to set up the project and prepare notice to owners. David M. advised he had the color stain for the painter to match.

Fire System Maintenance – Management reported issue with Brothers Fire and Advanced Fire working together to service Greenwich. The Board also reviewed bids from Summer’s Fire to replace Brothers and held discussion. At this time the Board and Management agreed to remain with Brothers Fire. However, the Board is willing to revisit the change of vendors if issues continue.

***The Board requested Management obtain a quote to replace the nozzle boxes on the side of the buildings.

Compliance Committee – The Board discussed having a compliance committee in place. Three residents volunteered: Judy Bernstein, Michelle Suiter and Carla Irons. David M. motioned to approve the committee and volunteered to be the Board member liaison. Kevin seconded the motion and all approved.

Document Clarification – Management advised that the Board’s request was discussed with Natalie but the rate for the service was high due to no retainer being in place. The Board approved the retainer agreement obtained by Management previously at this meeting. Management will now be in touch with Natalie for direction.

NEW BUSINESS / CORRESPONDENCE

Campany Roofing – The Board advised they approved a quote from Campany Roofing to replace missing roof tiles via e-mail between meetings.

Pool Entrance Gate – The Board requested Management receive quotes to replace the existing pool gate with a taller gate. Discussion was held regarding this topic as the fence is only 4 ft in height around the rest of the pool. Following the discussion the Board advised they were still interested in obtaining a quote for a larger gate. Price is to include a lock with the same key as restrooms with the option of upgrading to medco keys.

Insurance Renewal – Management advised Brown & Brown was interested in meeting with Board members to discuss the Association renewal. Following a discussion the Board agreed to bid out the insurance. Kevin volunteered to meet with Brown & Brown and Management.

RESIDENT FORUM

During the resident forum the following items were discussed:

- (2) additional dog stations to be installed – 1 for each side of the property. Management was also requested to contact the Master about placing one in front of the vet clinic.
- Lights on the entry sign to Greenwich are not on at night and landscape could be improved. Management was advised to contact the Master.
- Missing do station by mailboxes was discussed. Management was advised to contact the Master to follow up on the replacement.
- Clock tower not working. Management to contact the Master.
- Condo buildings using trash cans and should be using the dumpsters. Management was directed to notice the Condo Association.
- Wine Bar – Kevin provided an update on the possible wine bar to go into Greenwich. After the discussion and input from residents David M. motioned to put on record that the Association opposes the wine bar. David F. seconded the motion and all approved.
- New Owner Introduction – Owner also brought up issue with broken pool furniture and lighting.

NEXT MEETING / ADJOURNMENT

The next meeting is scheduled for Tuesday, May 8, 2012 6:15 p.m. at the pool area.

There being no further business, a motion was made to adjourn the meeting at 6:15 pm. and seconded, all approved.

Respectfully submitted by:

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