

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING

Tuesday, June 12, 2012 6:15 p.m.
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL

Approved 9/12/2012

MINUTES

CALL TO ORDER

President Kevin Kelly called the meeting to order at 6:18 pm. A quorum was established. Board members present: Kevin Kelly, President; David Monsour, Secretary and Gregory Faucher, Treasurer. Absent was David Ferris, Director. Representing Capital Reality Advisors, Inc. (CRA) was Chet King.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the May 8, 2012 meeting minutes. Following the review Dave M. motioned to approve the minutes as presented. Gregory seconded the motion and all approved.

TREASURER'S REPORT

The Board and Management reviewed the May 2012 financial report. A general discussion was held regarding the balance sheet, income expense statement and accounts receivable report. It was noted that 8 units remain with the attorney for collections of which 4 are in foreclosure.

The Board reviewed a collection's status report from Natalie Chin-Lenn. Following the review the Board held a discussion regarding an offer to settle one of the delinquent accounts. Following the discussion Kevin motioned to accept the offer of \$6,297.50 plus the 2nd & 3rd quarter dues. Gregory seconded the motion and all approved. Management advised the Association's attorney would be notified to move forward accordingly.

MANAGEMENT REPORT / OLD BUSINESS

Chet King reviewed the Management Report dated June 12, 2012 which covered activities that have occurred since the May 8, 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 June 12th – For the Association's Minute records

Landscape – Discussion was also held regarding the dead plants around the pool fence. The Board was provided with a bid from Landscape Manager to replace the plants with Green Arbutus. After a discussion and reviewing the financials David M. motioned to approve the bid to replace all the plants around the pool fence as proposed. Gregory seconded the motion and all approved. Management advised they would notify Treasure Coast Irrigation prior to the install.

Pool Entrance Gate – Management provide the Board with three quotes to replace the existing pool entry gate with a taller gate. Discussion was held as the bids were reviewed. It was noted the cost does not include a lock. The lock would be installed by Sixberry Locksmith for an additional cost of about \$300. Following review of the budget and discussion regarding issues at the pool Kevin motioned to approve the gate to be replaced by Keyed Up Fence and have a medeco lock installed. David M. seconded the motion and all approved. Management was requested to obtain the cost to rekey the pool bathrooms to medeco also and notifying the Board of the additional cost.

Document Clarification – . The Board reviewed an e-mail from Natalie requesting additional information re their request for document clarification regarding maintenance items. The Board held a discussion regarding the garage door and concrete pad / driveway maintenance. The Board agreed the Association should be responsible for the routine cleaning and painting of the garage doors and cleaning and repair of the concrete pad in order to maintain a uniform appearance of the property. Owners would be responsible for the cost of any garage door repairs or replacement, including painting required as a result of said repairs or replacement. Said garage door repairs, replacement, or painting must be completed according to the specifications and timeline to be set forth by the board. Management was directed to notify Natalie of the Board's direction. (Document clarification Attached)

Updated Rules & Regulations – The Board reviewed and discussed proposed rules to be added to the Greenwich Rules and Regulations. There were 5 new rules recommended having to do with planters, wreaths, satellite dishes, hoses and wind chimes. A few minor changes were discussed. Following review and discussion Gregory motioned to approve the proposed rules with the changes discussed. Kevin seconded the motion and all approved. David M. advised he would update the draft rules with the Board's changes and forward to management. Management advised the rules would be updated and the membership and Natalie would be notified.

NEW BUSINESS / CORRESPONDENCE

2 ARC Requests From Owner's – The Board reviewed 2 ARC requests from owners.

1. 103 Cat Rock - The Board reviewed a request to install a satellite dish. Request APPROVED as long as the dish installation meets the new criteria / rule. Management was advised to notify the owner.
2. 150 Cat Rock - The Board reviewed a request for multiple items.
 - Step stone / paver area w/ bench. Request DENIED pavers to be removed and original plants to be installed.
 - Water fountain / feature installed near front door. Request DENIED fountain / water feature to be removed.
 - Hose Reel / rack installed near hose bib. Request APPROVED but reel / rack must be relocated according to the new criteria / rule. Management was advised to notify the owner.

E-Mail From Owner – The Board reviewed an e-mail from an owner. Many of the owner's issues are related to the Master. Management was directed to notify the owner and forward a copy of his e-mail to the Master Association Property Manager.

142 regions Way – Board reviewed a note from 142 Regions Way regarding basketball hoops and wreaths. The wreaths are allowed since the Board updated the rules and regulations. Basketball hoops are still not allowed as there is just not enough room in Greenwich to accommodate.

Drainage – Kevin discussed a recent drainage issue he had and the repair. The issue was regarding roots blocking his main drain line. The repair was completed by Loxahatchee at no cost after much investigation and cost to him. A brief discussion was held and the Board took the issue under advisement. They will revisit this issue and discuss possible solutions to prevent it from occurring in the future at the next meeting. Management was advised to check with legal regarding reimbursement of the money spent by the owner.

RESIDENT FORUM

One owner was present and had questions relating to the wine bar proposal, restaurant opening and possible shower leak. Discussion was held and all the owner's questions were answered.

NEXT MEETING / ADJOURNMENT

The next meeting was scheduled for Thursday, August 9, 2012 6:15 p.m. at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:30 pm. and seconded, all approved.

Respectfully submitted by:

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