

THE GREENWICH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FOLLOWING THE ANNUAL MEETING
TUESDAY, JUNE 12, 2012
AT THE GREENWICH POOL HOUSE

JUNE MANAGEMENT REPORT

TREASURER'S REPORT:

FINANCIALS – The April 2012 financial report was e-mailed to the Board for review and also placed in this package. Also included in the package is an accounts receivable report as of 5/31/12.

Enclosed for Board review is a status report from Natalie Chin-Lenn regarding current collection cases.

MANAGEMENT REPORT / OLD BUSINESS:

Landscape & Irrigation - Management continues to inspect the property and meet with Landscape Manager. Recently the palms around the fountain were cleaned out and will be maintained accordingly. Enclosed for Board review and approval is a proposal from Landscape Manager to replace the plantings (Podocarpus) around the pool fence with Arbutus.

Pool House, Pool & Fountain - The pool house, pool and fountain appear to be well maintained. The fountain gets a lot of debris in it due to the surrounding pine trees but it's cleaned out Mon, Wed & Fri during the scheduled visits.

Pool Entry Gate - Management has contacted four vendors (Pioneer, ABC Aluminum, Keyed Up Fence and Gate Keepers) to bid replacing the pool entry gate with a taller gate with a lockbox. Enclosed in the Board package are the three bids received. ABC declined to bid since the project is out of their jurisdiction to pull a permit, as they are based out of Ft. Lauderdale. Sixberry Locksmith is estimating \$ for installation of a locking device.

Balcony Repairs & Painting – The Board approved Patricio Enterprises to complete the balcony work at the last meeting. Patricio started as scheduled. A notice to owners regarding the project with a calendar for project completion was mailed to all weeks in advance. A reminder was just placed in the mail with the quarterly assessment to owners and also sent to tenants.

Fire System Maintenance – Summers Fire and Advanced Fire have completed all repairs and the system is in working order.

Document Clarification – Natalie is working on the document clarification as requested by the Board. Enclosed in the package is an e-mail from Natalie, for review and direction, regarding a couple questions she needs answered in order to continue moving forward.

Updated Rules & Regulations – Enclosed in the package for review and approval are updates that could be added to the Associations current rules and regulations. The updates were drafted by David M. for Board review and approval. If approved Management will update the current rules and regulations (also enclosed) and mail to owners advising of the changes.

NEW BUSINESS / CORRESPONDENCE:

2 ARC Request's From Owner's – Board to review and advise of direction regarding enclosed requests.

1. 150 Cat Rock: Landscape, pavers and bench quest.
2. 103 Cat Rock: Satellite dish installed.

E-Mail From Owner – Requesting updates to projects and Management’s response. (FYI Only, unless Board has further direction)

Letter From Owner – An owner received two notices of violation regarding a basketball hoop and wreath. I advised the owner that no additional letters would be sent until the rules were updated as discussed at the last meeting.

NEXT MEETING: To be determined.