

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

SEPTEMBER MANAGEMENT REPORT

TREASURER'S REPORT:

FINANCIALS – The July 2012 financial report was e-mailed to the Board for review. At the Board request it is not enclosed in this package. An updated accounts receivable report as of 8/31/12 is enclosed along with a collections status update from Natalie Chin-Lenn.

Also enclosed for Board review is a collections status report. No cases require direction at this time.

MANAGEMENT REPORT / OLD BUSINESS:

Landscape & Irrigation - Management continues to inspect the property and meet with Landscape Manager. Enclosed for Board review and approval is a proposal from Landscape Manager to replace items noted during the last inspection.

Pool Building, 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.

The pool heater is currently not working and Management is working on obtaining quotes to repair or replace. Blue Pools, Griffis Pools and Comfort Zone Air Conditioning have been contacted for evaluation and quote.

Keyed Up Fence completed the replacement of the new pool entry gate with a taller gate with a lockbox. Sixberry Locksmith installed the locking device. Approximately 25% of resident's have obtained their new pool gate key.

An electrician is scheduled to evaluate the pool building lighting to see if a photo cell can be placed on the pool lighting. It seems to be left on during the day quit frequently.

Balcony Repairs & Painting – Patricio Enterprises completed the balcony work. Enclosed in the Board package is a list of the balconies completed with notes for Board review.

Fire System Maintenance – Summers Fire and Advanced Fire have completed all repairs and the system is in working order. Management has requested a bid from Summer's to replace the head boxes on the sides of the buildings. Summer's is checking with Fire Marshall to see if the head storage can be removed from the buildings and placed in the panel room.

Legal – Natalie is aware of all the association's issues (trash can / recycle bin removal, road maintenance and POA rep on Master board). Once she provides updates they will be forward to the Board.

Updated Rules & Regulations – The rules and regulations approved at the last meeting were posted on the web site by David M. A copy will be mailed to all owners with the 4th quarter assessments.

NEW BUSINESS / CORRESPONDENCE:

Pool Security / Surveillance – Enclosed for Board review and direction is a quote previously obtained from Envera for monitored pool security. There was requested by the board after numerous complaints regarding pool use after hours.

Dumpster Expense – Greenwich Master (New Urban) is asking if Greenwich, POA will share the dumpster cost 50/50 with the master. Currently there are 2 dumpsters in different locations. Each one is picked up once a week at the cost of 261.55 each. Annual cost is \$27,201.20. The Master Association will double their cost with an extra weekly pick up and have to add the amount into the budget. Management does not believe the POA can add this expense to the POA budget. The Board is to consider the request and provide management direction.

Pressure Cleaning – Enclosed in the package are two bids for chemically cleaning the sidewalks, curbs, gutters, fountain area and pool area. The Board should review the bids and advise of approval.

Tree Trimming – Enclose in the package are two bids (Only Trees & Landscape Manager) for community wide tree trimming. All trees quoted are above the 12 ft height limit according to the Landscape Managers maintenance contract. The is to review and advise of approval.

Street / Road Paving (David M.) – Board to discuss final lift of asphalt. Management has received several verbal complaints regarding the roads.

Owner Plumbing Reimbursement – An owner submitted a bill for reimbursement for past (2011) plumbing repair. Board to review and advise Management of direction.

Review Current Project List – Enclosed in the Board package is a current project list created by Management. The Board is to review and advise if all items they request are being covered. Updates regarding some of the items on the list were included in this Manager's report.

Abacoa POA Representative – The Board is to discuss and appoint a rep to the Abacoa, POA Board.

Approval of 2011 Year End Report – The Board was previously e-mailed from Capital a draft copy of the 2011 year end financial report completed by Friedman, Feldmesser & Karpeles, CPA. The Board is to advise whether they approve the draft report.

Reserve Study Update – Management reviewed the current reserve study completed the end of 2011 for the year 2012. Management would like discuss items currently being reserved for along with a estimate from GAB Robbins to provide annual updates to the reserve study.

2013 Budget – Enclosed for Board review are three budgets. One is the pool / cabana budget and the other two are POA budgets. One shows 100% funding of reserves and the other shows 50% funding. The Board and Management are to review. Management requests Board approval to consult with legal to confirm notice requirement for approving the proposed budget as they appear unclear in the documents.

RESIDENT FORUM

NEXT MEETING: To be determined