

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

Tuesday, June 11, 2013 6:30 p.m.
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL

Approved: 7/9/13

MINUTES

CALL TO ORDER

Secretary, David Monsour called the meeting to order at 6:30 pm. A quorum was established. Board members present: David Monsour, Secretary; Peter Blaibel, Director and Gregory Faucher, Treasurer. Absent was Kevin Kelly, President. Representing Capital Reality Advisors, Inc. was Chet King, LCAM.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the March 12, 2013 BOD Meeting minutes and the April 9, 2013 Organizational Meeting minutes. Following the review David motioned to approve both sets of minutes as presented. Gregory seconded the motion and all approved.

TREASURER'S REPORT

Management reviewed the April 2013 financial report. A general discussion was held regarding the balance sheet, income expense statement and accounts receivable report. It was noted that 5 units remain with the association attorney for collections.

MANAGEMENT REPORT / OLD BUSINESS

Chet King reviewed the Management Report dated June 11, 2013 which covered activities that have occurred since the March 12, 2013 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 11th – For the Association's Minute records

Landscape – The Board and Management held discussion relating to two Royal palms which have ganaderma. The palms can not be replaced with palms due to the disease. Management was directed to discuss replacement options with Landscape Manager and report back with photos of options at the next meeting. In the meantime the Board unanimously approved removal of dead palms leaving a 2-3 ft stump in place to make sure the palms get replaced.

417 School House – The Board held discussion about a large Bird of Paradise not part of the original landscape. The large tree is lifting the sidewalk preventing a resident from opening her front door. The sidewalk has recently been repaired but the tree should be removed. Following discussion and review of bids the Board unanimously agreed to have Landscape Manager remove the tree.

Pool Heater – Management informed the Board that the pool heater is not working and is beyond repair. Two companies evaluated the heater and both agreed it was not repairable. Management obtained three bids which the Board reviewed. Discussion was held and following the discussion Greg motioned to approve the bid from Comfort Zone Air Conditioning to replace the pool heater at the cost of \$4,200. Peter seconded the motion and all approved.

Updated Appraisal – The Board reviewed an updated appraisal for the replacement cost of the buildings and recreation facility. Following the review the Board approved and directed Management to forward a copy to their insurance agent to confirm the coverage is sufficient.

NEW BUSINESS / CORRESPONDENCE

Correspondence – The Board reviewed three e-mails from owners relating to recommended future projects, road completion, painting of units and satellite dish/violation issue. The Board held discussion regarding all items and is considering painting of the units. The reserve study was also reviewed regarding the painting and it was noted a special assessment to paint the buildings is a possibility. The Board will discuss this topic again at the next meeting. Management was directed to obtain two quotes for the following:

1. Chemical cleaning of all the concrete sidewalks, curbs, gutters, etc.
2. Chemical cleaning of all roofs including the recreation building.

The bids are to be forward to the Board for review and approval.

David advised the correspondence relating to the satellite dish issue at 155 Greenwich Circle has been resolved. The owner relocated the dish as requested.

RESIDENT FORUM (no residents present)

NEXT MEETING / ADJOURNMENT

The next meeting is scheduled for Tuesday, July 9, 2013 6:30 pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:37 pm. and seconded, all approved.

These minutes were respectfully submitted by:

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