

THE GREENWICH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

TUESDAY, JULY 9, 2013
AT THE GREENWICH POOL HOUSE
6:30 PM

MANAGEMENT REPORT

TREASURER'S REPORT:

The May 2013 financial report was e-mailed to the Board for review. At the Board's request it is not enclosed in this package. An updated accounts receivable report as of 7/2/13 is enclosed for Board review.

A collections status report from Natalie Chin-Lenn was obtained from Natalie and e-mailed to the Board. No cases required direction at this time.

A follow up e-mail was sent to the Master Property Manager and New Urban regarding reimbursement for the phone line for the fire system, water usage of the main fountain, (% of past bills) and the amount owed per the release of claims. To date no response has been received. Management will continue to follow up.

MANAGEMENT REPORT / OLD BUSINESS:

Landscape, Pool & Fountain Update

Management continues to inspect the property and meet with Landscape Manager. There are two dead Royal palms (2 on Greenwich Circle) Landscape manager removed the palms leaving a stump. Landscape Manager is researching the best replacement options. Information will be forward to the Board once received. The palms died due to ganaderama. Ganaderma is a disease in the soil and does not allow for another palm to be planted back in the same spot.

417 Schoolhouse Rd – Owner advised front door does not open. After evaluating it appeared the sidewalk was being lifted due to tree roots. The tree in question was a large Bird of Paradise and has been removed per Board direction. Very little damage was done to existing material during the removal process. Approximately 4 new plants will be installed to fill in the area.

The pool house, pool and fountain appear to be well maintained. Service days are Mon, Wed & Fri. The new pool heater was installed the week of July 1st. The pole lights around pool and water fountain outlet are not working and are anticipated to be repaired by Friday 7/5.

Fire System Maintenance / Backflows

Advanced Fire and Summer's completed the annual inspection 6/20. Management is currently working with both companies on necessary repairs noted on the inspection report.

Jet Plumbing is working on the annual backflow inspections at Greenwich. All inspections are anticipated to be complete by the end of the week. Owners will have notices left on their door regarding any repairs which may be necessary.

Building Painting / Roof Cleaning

Management is obtaining bids to clean the roofs and paint the buildings. According to the reserve study painting is anticipated to be necessary December 2013. Currently 2 bids for the roofs cleaning have been obtained and range from \$11,555 - \$13,125.

Last year the association chemically cleaned all sidewalks, gutters, curbs, driveways and entry ways including the pool house building and Cat Rock Fountain. The cost was \$1,625. Management obtained a bid from the same company and the cost is \$1,700. The Board should discuss and advise of approval or if they wish to tie in with the painting and roof cleaning project.

POA Rep on Master Board – Management was advised by Natalie that the POA does not have representation on the Master Board. It was recommended the Board send a certified letter to the Master Board / developer asking for clarification. The letter was sent Feb 13th and management received a response from the master property manager stating the letter was received and forwarded to the Board for response.

Road Completion – Management has been following up regarding completion of the roads. The last update from the city is:

Town staff met with New Urban today to discuss the paving issue. New Urban has not installed the final lift of asphalt due to the need to install additional lighting. New Urban has a consultant visiting Greenwich this week to develop a photometric plan to ensure that, when light poles are installed, there is enough light to prevent accidents but not an excessive amount so as to avoid generating complaints from residents. Town staff will be working with New Urban to approve the plans quickly. All told, New Urban anticipates that the paving will be completed no longer than 90 days from now.

NEW BUSINESS / CORRESPONDENCE / RESIDENT FORUM:

ACC Request – Enclosed for Board review and approval is an ACC request from an owner in response to a violation notice received for improper installation of a satellite dish. The Board to review and advise of approval.

New Haven Complaint – Enclosed for Board review is a string of e-mail's from an owner regarding a noise complaint with New Haven. Management has advised the owner to continue to contact the police.

Tile Issue – Management received an e-mail from an owner on Cat Rock regarding her tile inside her home popping up. Management advised the owner the issue is not unusual and the tile is each unit owner's responsibility to repair and / or replace.

NEXT MEETING: The next BOD meeting is Tuesday September 10, 2013 at the pool house 6:30 pm.