

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

Tuesday, March 11, 2014 6:30 p.m.
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

DRAFT

MINUTES

CALL TO ORDER

Kevin Kelly, President, called the meeting to order at 6:33 pm. A quorum was established. Board members present: Kevin Kelly, President and Peter Blaibel, Vice President/Treasurer. Chet King, LCAM and Donna Tagg, LCAM from Capital Realty Advisors, Inc. were also present.

Chet King advised the Board that he would be transitioning out of directly managing Greenwich POA and that Donna Tagg would be replacing him as property manager. He stated that he would still be available when needed.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the January 14, 2014 BOD Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented. Peter seconded the motion and both approved.

TREASURER'S REPORT

Management reviewed the January 2014 financial report. An updated status report was reviewed. Donna was asked to contact the association's attorney regarding the foreclosure approved on one of the delinquent units (#37).

MANAGEMENT REPORT

Donna read the management report and it is attached for the record.

OLD BUSINESS

Cat Rock Fountain Light Repair Bids: The Board reviewed 2 bids to repair the lights in the Cat Rock fountain. Kevin made a motion to accept the bid from Blue Pools for \$1,465.00 as long as it included the sealing of the junction boxes; seconded by Peter and both approved. (Sealing of junction boxes confirmed)

Compliance Committee: We need one more person to serve on the Compliance Committee in order for the Board to appoint a Compliance Committee. The request for a volunteer will be made at the annual meeting.

Board Positions: A third person needs to be found to serve on the Board. No letters of intent were submitted with the Annual Meeting Notice. It was pointed out that the documents state that the director does not need to be a property owner but this should be verified by the association's attorney.

NEW BUSINESS / CORRESPONDENCE

Ratify Roof Repair Bill for 144 and 140 Greenwich Circle: Kevin made a motion to ratify the two bills paid to Campany Roofing for \$948 and \$916 for the roof repairs to 144 and 140 Greenwich; seconded by Peter and they both approved.

Add New Language to Screening Application: Kevin made a motion to replace the present Acknowledgement section of the screening application with the following language:

"All information contained in this application is true and complete and that I (we) understand and agree that false or misleading information given in the application constitutes grounds for rejection of this application and revocation of this approval and therefore my right to reside on the property. I (we) have read, understand, and agree to abide by all Greenwich Property Owners Association's governing documents and rules and regulations."

Seconded by Peter and both approved.

Meeting March 19th @ 4pm with Insurance Agent: Donna reminded the Board that there is a meeting on March 19th to discuss the community's insurance renewals.

RESIDENT FORUM

No discussion took place as no members were present.

NEXT MEETING / ADJOURNMENT

Next meeting will be the Annual Meeting scheduled for April 8, 2014 at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 6:50 pm.; seconded and all approved.

These minutes were respectfully submitted by:

Donna M. Tagg
On behalf of the Greenwich POA, Inc.