

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

Tuesday, January 13, 2015 6:30 p.m.
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

MINUTES

CALL TO ORDER

Kevin Kelly, President, called the meeting to order at 6:40 pm. A quorum was established. Board members present: Kevin Kelly, President; Peter Blaibel, Vice President/Treasurer and Nong Ovathanasin, Secretary. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the November 11, 2014 BOD Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented; Peter seconded the motion and all approved.

TREASURER'S REPORT

The November 30, 2014 financial report was reviewed. Following the review discussion took place on the delinquency report and past delinquencies. The Board was concerned that possibly the Association's attorney did not act quickly enough nor took the appropriate action when requested on a particular foreclosure. This led to a discussion of investigating a new attorney for the Association. Peter said he would do some investigating into attorneys and Donna agreed to do the same. Discussion also took place on the Greenwich Master Association Budget. A suggestion was made that the POA investigate pulling out of the Greenwich Master Association but it was pointed out that it would take an attorney to untangle the web and if it even could be possible it would be quite costly to accomplish. The Board agreed to table the discussion at this time and possibly pursue it again if the association changes attorneys.

MANAGEMENT REPORT

The management report was reviewed and is attached for the record.

OLD BUSINESS

Community Painting: The painting project is completed though a few minor punch list items remain. The Cat Rock area especially around the Cat Rock fountain needs a second pressure washing. This is scheduled for Saturday, January 17th. One resident is complaining their balcony floor where the tape lifted some painted. This too will be addressed by SB Painting.

COMMITTEE REPORTS

Compliance Committee: No report was given as no hearing have been held since the last Board meeting.

NEW BUSINESS / CORRESPONDENCE

Raised Sidewalk Slabs around the Cat Rock Fountain: Donna presented a quote from Florida Sidewalk Solutions to grind and repair the raised/cracked concrete slabs. It was suggested that the landscaper look to see if these problems are being caused by trees roots and, if so, address the roots so as to minimize the damage. Peter made a motion to accept the bid in the amount of \$666.38; seconded by Nong and approved by all.

Ratify: Kevin made a motion; seconded by Peter and approved by all to ratify the replacement of two tamper switches; one on Building 8 and one on Building 11, by Advanced Fire and Sprinkler at a cost of \$1,600.

Landscaping Replacement: Donna stated that there is \$4,000 allotted in this year's budget for landscape replacement. She requested permission to use \$1,000 per quarter on the 4 sections of Greenwich to replace, where necessary, dead or dying plants and sod. The Board approved.

Pool and Cat Rock Fountain Bid: Donna stated that she received a pool bid for less than we are paying now for pool service with a contractor she worked with previously. She stated that she was unhappy with the condition of the pool and was concerned that a repair that was approved months ago is still unfinished. Nong made a motion to give Blue Pools a 30 day notice of termination and to accept the bid from R. J. Keyser, Inc. for \$400/month; seconded by Peter and all approved.

Set Meeting Date for Annual Meeting: The Board agreed the Annual Meeting is to be held on April 14th at 6:30 pm in the pool area.

RESIDENT FORUM

A Board member discussed a problem he had with a neighbor and that the police were called. He questioned what might be done to prevent this from happening again. It was agreed that a letter would be sent to the landlord.

Donna reported that she received a phone call from a resident who is concerned about the metal drain spouts that were crushed in a couple of areas around his residence. Donna was instructed to call Just in Time Gutters and to ask if an inflatable extension might not be a better choice for these areas.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, March 24th at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:08pm.; seconded and all approved.

These minutes were respectfully submitted by:

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