

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

Tuesday, March 24, 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 January 13, 2015 BOD Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented; Peter seconded the motion and all approved.

TREASURER'S REPORT

A draft of the February 2015 financial report was reviewed. The final report was not ready at the time of the meeting but no changes are anticipated. The Association continues to be in good financial shape with expenses currently under budget and only two accounts in collection. A Claim of Lien was signed by the President on one of the delinquent accounts and will be returned to the attorney for filing. Kevin Kelly stated that he was pleased to note that the purchase price of the townhomes appears to be increasing

MANAGEMENT REPORT

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

OLD BUSINESS

Change in Pool Maintenance Contractor: Effective April 1st R. J. Keyser will be taking over the pool and the Cat Rock fountain maintenance from Blue Pools.

New Attorney: At the last meeting, the Board expressed an interest in changing attorneys. Donna Tagg brought forth 2 recommendations and suggested that at the next Board meeting an interview be scheduled with both. The Board agreed and the interviews will be scheduled for May 12th approx. 45 minutes apart.

Landscaping: Donna reported that she inspected the area between Schoolhouse Road and the south side of Greenwich Circle. She prepared a list for replacement and had the landscaping contractor provide an estimate. The estimate was over the budgeted amount and she asked the Board if they wished to proceed or to cut back on the amount of landscaping needed. It was agreed that the dead palm tree that needed replacing would be replaced with a less expensive Foxtail rather than the Royal Palm quoted. On the general replacement, the Board asked that she keep the project between \$1,800-\$2,000 vs. the estimate of \$2,280.50.

COMMITTEE REPORTS

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

NEW BUSINESS / CORRESPONDENCE

Insurance Renewal: A quote from Brown and Brown was presented. The quote provided the Board with 2 options. One was to stay with the current carrier American Coastal for a total premium of \$37,998 or to go with ICAT for \$39,591.35. ICAT felt that the buildings were under-insured and quoted at a higher replacement cost with extra coverage not provided by American Coastal; however, there is a difference in hurricane coverage. After careful review and consideration, Kevin made a motion to accept the proposal from ICAT; seconded by Peter and all voted in favor.

Dog Station Bags: Donna stated that she felt the current janitorial service was overcharging on the bags for the dog stations. They are charging \$160/month when you can buy what should be an equivalent of 3-4 month supply for the same price. Many concerns were then raised about service and lack thereof. Kevin asked if we terminated the current janitorial service immediately could we make arrangements for a replacement immediately? Donna stated that Capital has someone on staff that could step in and either do the job or fill-in until such time as another contractor could be found. Kevin made a motion that Premier Solutions be terminated effective immediately; seconded by Peter and all voted in favor.

Discussion on Recent Incidents in the Community: The Board reported that all seemed fairly quiet at this time. This topic may be further explored should a new attorney be retained.

RESIDENT FORUM/CORRESPONDENCE

A letter was read from one resident who expressed a concern about the “rising costs” of fees within the community. Several suggestions were made and the Board requested that a reply be sent thanking the resident for his comments and letting him know that the Board will take his suggestions under advisement.

Donna reported that she received a telephone call from a resident concerned about a recent concrete repair that he felt was unattractive. The Board expressed that they understood his concern but safety must come first and foremost.

Donna also reported that a purchaser during their home-buying inspection was advised that they had wood rot on the columns of their front balcony. Donna stated that she contacted the painter and did a work order as this issue should have been addressed when the buildings were being painted. The painters agreed and will be making the necessary repairs next week.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, May 12th at 6:30pm at the pool area.

The Annual Meeting and Election is scheduled for Tuesday, April 16th at 6:30 pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:55pm.; seconded and all approved.

These minutes were respectfully submitted by:

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