

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

Tuesday, July 14, 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 6:33 pm. A quorum was established. Board members present: Kevin Kelly, President; and Nong Ovathanasin, Secretary. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present. Peter Blaibel, Vice President/Treasurer had a conflict and could not participate though he was contacted via phone later in the meeting on two topics.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the May 12, 2015 BOD Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented; Nong seconded and motion passed.

TREASURER'S REPORT

The May 2015 financial report was reviewed. The June report is due out any day and will be a good indicator as to where we stand ½ way through the budget year. Following the review of the financials, the delinquency report was reviewed. Donna Tagg reported that the one account past due appears to be going to be settled by the lender who has taken back the unit in foreclosure. Six other accounts owe \$40 or less. This is mainly due to the change in fees in 2015 and those who pay by auto-pay have not corrected their payment amount to incorporate the increase.

MANAGEMENT REPORT

Donna Tagg presented her management report and a copy is attached for the records.

OLD BUSINESS

None

COMMITTEE REPORTS

Compliance Committee: No report was given as no hearings have been held.

NEW BUSINESS / CORRESPONDENCE

Ratify Backflow Testing Proposal: Between meetings the Board approved Jet Plumbing at \$35/unit to complete the annual backflow testing as required by the Town of Jupiter. Kevin made a motion to ratify the decision; seconded and approved.

Sales/Lease Application Process: A motion was made by Kevin Kelly; seconded by Nong and with Peter Blaibel via phone approved by all that going forward with all rental applications a credit check, background check and eviction report will be run from the \$100 application fee. If more than one applicant, than the applicant(s) will be charged the additional fee for the extra report(s). All forms will be changed to reflect this new rule. Once the forms have been prepared and run through the association's attorney for compliance, this rule will take effect.

Pool Resurfacing and Pool Furniture: A proposal to resurface the pool was received from R. J. Keyser, the current pool maintenance contractor. The proposal included the re-grouting of the pool tiles. Donna pointed out however that if the Board wished to change the tiles this would be the time to do it. The Board agreed and asked Donna to go back to Keyser and ask him to re-submit his bid including tile replacement and to see if he could "sharpen his pencil" some. Once the new bid is received, the Board requested that it be forwarded to them via email for a final decision. Peter Blaibel also participated in this conversation.

Donna also took this opportunity to point out to the Board that the furniture was starting to show wear and tear and replacement should be considered in next year's budget.

Pool Security Issues: Discussion took place on pool usage after hours by some of the teenage residents. It was reported that they were in the pool yelling and making noise as late as Midnight. They have been seen jumping the fence, jumping from the furniture into the pool, riding a skateboard on the pool deck, playing with the safety equipment, etc. A suggestion was made for a security guard but cost was a concern. Also discussed was an access control gate system that would allow the community to lock the gate after a certain hour. However, it appears the gate would not control the problem as they usually jump the fence. The management company was instructed to send violation letters to the families involved as a starter. (The day after the meeting Donna had a conversation with one of the parents explaining the concerns of the association and asking for assistance in correcting the problem. As there appeared to be cooperation on the part of the parent, letters will be held unless there is another violation and then letters will be sent immediately to all parties involved.)

Violations:

Vehicles – Donna Tagg pointed out the wording in the documents concerning vehicles. The live-work units are exempt from the ruling so it appears. The question is how to determine if a vehicle belongs to a live-work unit or not. It was suggested that a cross reference between the tag number to the application be considered. Management agreed to look into this possibility.

Short-term Rental – It was discovered that a resident was advertising his unit on the Airbnb website for rent as a nightly or weekly rental. This is a violation of the community's documents and the matter was turned over to the association's attorney to send a cease and desist letter. It appears that the ad has been removed from the website.

Garbage Cans – This continues to be the biggest violation in the community. Several notices have been sent.

Satellite Dishes – Satellite dishes continue to appear without approval. Though they cannot be denied, they must be approved by the Board prior to installation. A new dish was pointed out and a letter will be sent to the appropriate property owner.

Nuisance Reports – this topic was covered under the pool issue.

RESIDENT FORUM/CORRESPONDENCE

No discussion/correspondence.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, September 8th at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:22 pm.; seconded and approved.

These minutes were respectfully prepared and submitted by:

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

Note:
SEND TO WEBSITE