

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

Tuesday, September 8, 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 6:30 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 attend.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the July 14, 2015 BOD Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented; Nong seconded and motion passed.

TREASURER'S REPORT

The August 2015 financial report was reviewed. No change in financial status reported.

Donna relayed a message to the Board from attorney Natalie Chin-Lenn that there is a clause in Greenwich POA's documents, namely Article VI, 7.4, that contains bad language saying that a foreclosure extinguishes the association's lien and the lender is not obligated to pay the 1% or 12 months, whichever is less, as allowed by law. She is recommending that this language be changed by amending the documents which would require a vote of the membership. The Board recommended the new Association attorney, Peter Mollengarden, take a look at the language and make a recommendation.

MANAGEMENT REPORT

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

OLD BUSINESS

Ratify Pool Resurfacing/Tile Replacement Contract: This work was approved via email based on the motion from the last Board meeting. Kevin made a motion; seconded by Nong that the contract from R. G. Keyser in the amount of \$8,490 be ratified for the records. Motion passed.

COMMITTEE REPORTS

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

NEW BUSINESS / CORRESPONDENCE

Mulch: A proposal from Landscape Manager to mulch the 22 buildings was presented in the amount of \$3,900. This is within budget. Donna questioned whether the cabana was included and stated that she would confirm that with Landscape Manager. Discussion also took place on when was a good time to mulch. With the heavy rains this time of year, it might be better to wait until after hurricane season. All agreed that mid-October might be a good time. Kevin made a motion to accept the proposal in the amount of \$3,900 and with clarification on the cabana; seconded by Nong, and passed.

Rules and Regulations Committee: It was recommended that a new committee to be established to review/update the rules and regulations and to propose any new amendments to the documents that may be needed. Residents Dean Carter and Joe King agreed to serve with Kevin Kelly.

Flyer Box: Donna suggested to the Board that a flyer box be installed with the latest copy of the Association's newsletter. This would make the newsletter available to tenants as it is believed that the landlord is not sharing information from the newsletter with their tenants. The Board agreed and suggested that the box be installed by the mail boxes at the mail kiosk.

New Board Member: Prior to the meeting, Dean Carter expressed an interest in serving on the Board and he was invited to attend the Board meeting. Kevin made a motion; seconded by Nong and passed that Dean Carter be appointed as a Director. Dean accepted.

Master Association: Concern was raised again about the condition of the common areas controlled by the Greenwich Master Association. The landscaping is not being maintained properly. The irrigation system is not working properly as there are missing heads and broken lines. The sidewalks are not completed and the permit is still open for the work however no work appears to be happening. The Board requested that Donna contact Peter Mollengarden and ask him to review the situation and to send a letter to the Master Association on behalf of the Association if he feels that POA has just cause. A concern was also raised about the dumpster doors on the dumpsters serving the retail space and offices is constantly being left open. One door in particular, when open, could interfere with vehicular traffic.

Website: Dean reported that the website does not appear to be updated and asked what the current procedure was for the site. He also reported that the email function portion does not appear to work at all because he attempted to use it and it did not send his message.

RESIDENT FORUM/CORRESPONDENCE

A concern was raised that there is a resident feeding the wildlife in the neighborhood. An address will be confirmed and then a letter will be sent.

A concern was raised by a resident that the site lighting around the pool is not working and has not been working for quite some time. Donna responded that the electrician has been notified several times. If the repair is not made within the next couple of days, another vendor will be called.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, November 10th at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:15 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