

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

Tuesday, November 10, 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 Dean Carter, Director. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present. Also present was the property owner from 115 Cat Rock.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the September 8, 2015 BOD Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented; Dean seconded and motion passed.

TREASURER'S REPORT

The September 2015 financial report was reviewed. No change in financial status reported. The Association should end the year in the black. A few 4th quarter assessments remain outstanding. Late letters have been sent to those individuals.

2016 Budget

A draft of the 2016 Budget was provided to the Board prior to the meeting and as required by the documents, membership was notified of this meeting via mail. The proposed budget shows no increase in the quarterly assessments. However, discussion took place that the Reserves fund was not being fully funded and at some point this will catch up to the membership when it comes time for a major replacement; i.e., roofs.

Kevin made a motion to accept the 2016 Budget as presented but requested a cover memo go to the membership advising them that next year the Reserves will need to be reviewed for an increase; seconded by Dean and motion approved.

Year-End 2015 Financial

Donna presented the year-end financial recently completed by the CPA. Kevin made a motion to accept the financial as presented; seconded by Dean and motion approved.

MANAGEMENT REPORT

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

OLD BUSINESS

Master Association Update: Donna reported that it has come to her attention that the fire monitoring system is not operating and the master association has not given the vendor the right to make the necessary repairs. Also it appears that the irrigation system is not operational again. Donna recommended that the Association's attorney prepare a letter to the Master Association expressing our concerns and making a demand that both these issues plus several other maintenance items be addressed immediately. The Board agreed and the attorney will be contacted.

NEW BUSINESS / CORRESPONDENCE

Annual Meeting: The Board scheduled the annual meeting for the first Tuesday in February - however later it was discovered that the meeting should not be held until April. A date will be scheduled at the January Board meeting.

Landscaping Bid: Donna presented a proposal from Landscape Manager to replace some trees and shrubs that have died. Kevin made a motion to accept the bid in the amount of \$1,349.00; seconded by Dean and motion approved. It was agreed however that no replacement would take place until we are sure the irrigation system is up and running.

Airbnb Violation: Another Airbnb violation was reported and the association's attorney was asked to send a violation letter to the appropriate owner. A copy of the letter was provided to the Board.

Lease Approval: A concern was raised about a recent lease application where the credit score was low. Discussion took place as to whether the Association should have a minimum credit score. This question was raised to the association's attorney prior to the meeting and it was attorney's position that if the association elected to do so then it would require a vote of the general membership.

Pressure Cleaning: Donna reported that she had one bid in for pressure cleaning of the community and that she would forward it to the Board. Dean recommended another quote be obtained from the vendor doing New Haven directly to the east of Greenwich. Donna said she would make contact.

Pet Restriction: Kevin reported that the Covenants Committee was looking for some direction on pet restrictions. The documents specifically name a couple of breeds. Also according to the documents all pets must be registered. A reminder will be put in the next newsletter that if a resident obtains a pet, then they must remember to register that pet with the POA and provide proof of vaccinations.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, January 12, 2016 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