

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

Tuesday, January 12, 2016 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 6:35 pm. A quorum was established. Board members present: Kevin Kelly, President; Peter Blaibel, Vice President (via speaker phone) and Dean Carter, Director. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the November 10, 2015 BOD Meeting and Budget Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented; Dean seconded and motion passed.

TREASURER'S REPORT

The November 2015 financial report was reviewed. The Association will end the year in the black. It was recommended by management that once the year-end report is finalized that a surplus in Operating be moved to the Reserve account. The year-end financials should be ready shortly. First quarter 2016 assessment statements have been mailed. Three accounts are past due on 4th quarter 2015 assessments. Appropriate action will be taken by the management company. Dean made a motion to accept the financial report as presented; seconded by Kevin and all voted in favor.

MANAGEMENT REPORT

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

OLD BUSINESS

Pressure Cleaning: Donna reported that pressure cleaning of the sidewalks, walkways, pool deck and garage aprons will be underway by the end of the week. Notices have been distributed to all residents.

Master Association Update: Donna reported that the fire alarm system and irrigation system both appear to be in working order at this time.

NEW BUSINESS / CORRESPONDENCE

Sod Replacement: Donna presented a proposal from Landscaper Manager, the Association's current landscape maintenance vendor, to replace all the dead and dying sod throughout the community. A great deal of sod was lost during the extreme heat when the irrigation system was not operational. It was agreed that a meeting will be arranged between the vendor, management and 2 Board members to review the areas in question to determine if all areas need to be replaced or if only the worse areas could be addressed at this time. The quote received for all the work exceeded \$17,000.

Annual Meeting: The Board scheduled the annual meeting for April 12, 2016 at 6:30 pm in the pool area.

Amendments to the Documents: Discussion then took place on whether to address the high rental rate in the community. It was decided that the Association's attorney will draft an amendment restricting that a property owner must own the property for one year before they can rent the unit. Further, based on the advice from the attorney, the foreclosure assessment restriction will also be drafted for amendment. Both proposed amendments should be ready to be addressed at the annual meeting for a membership vote.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, March 8, 2016 at 6:30pm at the pool area.

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

These minutes were respectfully prepared and submitted by:

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

Note:
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