

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

Tuesday, June 7, 2016
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; Dean Carter, Secretary and Peter Blaibel, Vice President/Treasure (via phone). Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the April 12, 2016 BOD Meeting minutes. Following the review, Kevin motioned to approve the minutes as presented; Dean seconded and the motion passed.

TREASURER'S REPORT

The April 2016 financial report was reviewed. There being no questions, the next report reviewed was Collections. One account is behind for the current quarter but payments are being made. Other delinquencies are small made of late fees or in one case a fine with the total delinquency showing just over \$1,000.

MANAGEMENT REPORT

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

COMMITTEE REPORTS

None at this time.

OLD BUSINESS

Sod Replacement: This project remains on hold as the irrigation system is still not fully operational. Donna reported that she did have a conversation with the master association's irrigation contractor who stated that they did do a wet check and have presented a proposal for needed work but they have not received clearance from the master association to proceed.

Amendments to the Documents: Donna reviewed a letter from the Association's attorney, Peter Mollengarden, regarding the steps for passage of amendments. The Board expressed their concerns in getting the recommended amendment passed. It was suggested that we start by asking Peter Mollengarden if there is a way to structure the amendment so that it does not require mortgage holder approval. Donna will contact Peter. Once we have an answer from Peter, the Board will be notified and a decision will be made as to how to proceed from that point.

Pet DNA: This item still needs some additional research and was tabled until the next Board meeting.

NEW BUSINESS / CORRESPONDENCE

Request for Updated Insurance Appraisal: Donna stated that when the POA's insurance was recently renewed, it was recommended by the POA's agent that the Association obtain an updated insurance appraisal for the POA's protection. Kevin made a motion to contact GAB Robins to perform an updated appraisal; seconded by Peter and all voted in favor.

ADT Security Monitoring: Donna mentioned that in another community that she manages, ADT approached the community about updating their monitoring equipment. Donna asked the Board if they had any interest in pursuing the same with ADT. A Board member expressed that it may be better to let the current contract just expire, delete the line item from the budget and then allow each property owner to obtain their own service. All agreed that this is worth considering and asked that Donna check the expiration date on ADT's contract for further discussion at the next Board meeting.

Annual Backflow Testing: Donna advised the Board that Jet Plumbing has been notified to perform the annual backflow prevention assembly testing.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, August 9, 2016 at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:10 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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