

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

Tuesday, November 29, 2016
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

MINUTES

CALL TO ORDER

Peter Blaibel, Vice President (attending via telephone), called the meeting to order at 6:38 pm. A quorum was established. Board members present: Dean Carter, Secretary and Peter Blaibel, Vice President/Treasurer. Kevin Kelly, President, was unable to attend. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the June 7, 2016 BOD Meeting minutes. Following the review, Peter motioned to approve the minutes as presented; Dean seconded and the motion passed.

TREASURER'S REPORT

The October 2016 financial report was reviewed. There being no questions, the next report reviewed was Collections. Seven accounts are 31 days past due for a total of \$3,494.60. Late notices have been sent to all.

MANAGEMENT REPORT

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

COMMITTEE REPORTS

None at this time.

OLD BUSINESS

Proposed Amendments: Tabled

Pet DNA: Tabled

NEW BUSINESS / CORRESPONDENCE

2017 Budget: Management presented the proposed 2017 budget which was distributed to membership with notice of this evening's meeting. After review and much discussion including some input from the few residents that were present, Peter made a motion to terminate ADT effective January 1, 2017; seconded by Dean and the motion was carried. After some additional discussion, Peter made a motion that half the dollar amount saved by terminating ADT be moved to the General Reserve line item; seconded by Dean and the motion carried. With the above two changes, Peter made a motion to accept the 2017 Budget; seconded by Dean and the motion carried.

Discussion followed on the Master Association and what action may be taken against them for not fulfilling their obligations in providing services. A suggestion was made that funds be withheld but Donna reminded the Board that a legal opinion from the Association's attorney advised the Board that this was not an option. Unfortunately, the only option appears to be litigation which could be very costly to the POA but might be discussed at the Annual Meeting in April to see memberships feelings on pursuing litigation.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, January 10, 2017 at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:33 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