

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

Tuesday, January 10, 2017
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

MINUTES

CALL TO ORDER

Kevin Kelly, President, called the meeting to order at 6:37 pm. A quorum was established. Board members present: Kevin Kelly, President; Dean Carter, Secretary and Peter Blaibel, Vice President/Treasurer. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the minutes from the November 29, 2016 Budget and BOD Meeting. Following the review, Peter motioned to approve the minutes as presented; Dean seconded and all approved.

TREASURER'S REPORT

The November 2016 financial report was reviewed. There being no questions, the next report reviewed was Collections. Four accounts are 31 days past due for a total of \$1,263.60. 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 (Leasing Amendment discussed below under Annual Meeting)

Pet DNA: Tabled

ADT Termination: When notice was sent to ADT regarding termination of services effective January 1, 2017, ADT responded that the contract did not expire until March 1, 2017. After much discussion with ADT, Donna reported that a mutual termination date of February 1, 2017 was agreed upon.

NEW BUSINESS / CORRESPONDENCE

Reserve Study Proposal from GAB Robins: Donna presented a proposal to have a Reserve Study in 2017. Kevin made a motion to accept the GAB Robins bid in the amount of \$1,250.00; seconded by Dean and all voted in favor.

Pressure Cleaning: A proposal for community-wide pressure cleaning was presented. Kevin made a motion to accept the bid from RBK in the amount of \$1,960.00; seconded by Dean and all voted in favor.

Tree Trimming: Donna reported that she is scheduling a meeting with Only Trees to discuss community-wide tree trimming as several of the trees are now hitting the buildings and roofs. Complaints are coming in from residents stating that fronds are hitting their windows and are especially annoying at night. When the bid is received, it will be forwarded to the Board for approval.

Annual Meeting: April 18th was decided upon for the meeting date. Discussion followed on whether to include the leasing amendment with the Annual Meeting notice for a vote to be held at the Annual Meeting. The Board agreed to send the amendment requesting a change to the documents that you must own a unit for a minimum of one year prior to being able to lease.

Application Fee: Discussion followed on the application fee currently being charged on rental and sales applications. Current fee is \$100 on both sales and rentals. The Board felt this fee was low compared to some other communities. Dean made a motion to increase the fee from \$100 to \$200 effective February 1, 2017; seconded by Kevin and all voted in favor.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, March 14, 2017 at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 7:30 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