

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

Tuesday, April 18, 2017
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458
Immediately following the called dulyAnnual Meeting

MINUTES

CALL TO ORDER

Kevin Kelly, President, called the meeting to order at 7:35 pm. A quorum was established. Board members present: Kevin Kelly, President; and Dean Carter, Secretary. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present. Peter Blaibel, Vice President, had a conflict and was unable to attend.

APPOINTMENT OF NEW DIRECTORS

Two property owners submitted their intent to run for the Board and were scheduled to be voted in at the Annual Meeting. As there was no quorum to hold the Annual Meeting an election could not take place. Kevin made a motion to appoint James DeVoe and Stephen McRoberts to the Board of Directors; seconded by Dean Carter and the motion passed. Jim and Steve then stepped forward and took their seats at the Board meeting.

ORGANIZATIONAL STRUCTURING

Kevin Kelly shall remain President
Dean Carter shall be 1st Vice President/Secretary
Peter Blaibel shall be 2nd Vice President/Treasurer
James (Jim) DeVoe shall be 3rd Vice President
Stephen (Steve) McRoberts shall be 4th Vice President

All are Directors.

SPECIAL GUEST: Samra Wilson with Comcast

Samra explained to the Board that the community's bulk contract has expired and that the program the community is currently under is not being offered by Comcast any longer. She reviewed what is currently available and discussed the current usage/upgrades the residents are using so the Board can see the needs/wants of the community. She also discussed that internet service was also available to be bundled into the bulk contract. When asked about security alarm services, Samra stated that Comcast was not bulking this service as it was not cost effective to the users. The Board requested that Samra quote a bulk rate on the basic package now being offered to communities and to include the basic internet package understanding that residents can then upgrade from that point for what they desired. Samra said she would be back in touch in approximately two weeks with a proposal.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the minutes from the January 10, 2017 Board of Director's meeting. Following the review, Kevin made a motion to approve the minutes as presented; Dean seconded and all approved.

TREASURER'S REPORT

The March 2017 financial report was reviewed. There being no questions, the next report reviewed was Collections. No accounts are past due. Showing on the report were those still owing the 2nd quarter assessment which is not past due until April 30th.

The year-end 2016 CPA draft financial was previously provided to Kevin, Dean and Peter and approved by them via email. A copy of the financial was included in the Board's package for the new Board members. Kevin made a motion to ratify the approval of the 2016 Year-End CPA Financial report; seconded by Dean and all approved.

OLD BUSINESS

Proposed Leasing Amendment: The leasing amendment vote was to be counted at the Annual Meeting. However, there was no quorum to hold the meeting. As of this date there are not a sufficient number of returns to meet the percentage required to pass the amendment. The Board elected to extend the voting date an additional 90 days with the hopes of seeking some additional votes.

NEW BUSINESS / CORRESPONDENCE

Ratify Insurance Renewal: Dean discussed the meeting held with Mike Melim from Brown and Brown. He stated overall the premium for the insurance packages went down approximately \$2,000 over last year. Dean made a motion to ratify the renewal of the insurance; seconded by Kevin and all voted in favor. When the new policies are received copies will be forwarded to the Board as requested.

Ratify Change in Law Firms: Since the last Board meeting, the Association's Attorney, Peter Mollengarden, changed law firms and is currently with Kaye, Bender and Rembaum. When Peter made the move, the Board was given the option to stay with the current firm or to move all files over to the new firm and stay with Peter Mollengarden. The Board made the decision to stay with Peter Mollengarden. Kevin made a motion to ratify the decision to stay with Peter Mollengarden and move to Kaye, Bender and Rembaum; seconded by Dean and all voted in favor.

Ratify Tree Trimming Contract: Since the last Board meeting, the Board contracted with Only Trees in the amount of \$4,910.00 to trim all palms and oaks within the community. The work was completed. Kevin made a motion to ratify the acceptance of the contract with Only Trees; seconded by Dean and all voted in favor.

No further discussion took place.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, June 13, 2017 at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 8:40 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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