

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

Tuesday, June 13, 2017
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

MINUTES

CALL TO ORDER

Kevin Kelly, President, called the meeting to order at 6:34 pm. A quorum was established. Board members present: Kevin Kelly, President; Dean Carter, 1st VP/Secretary; Jim DeVoe, 3rd VP, and Steve McRoberts, 4th VP. Donna Tagg, LCAM from Capital Realty Advisors, Inc. was also present. Peter Blaiabel, 2nd Vice President/Treasurer, had a conflict and was unable to attend.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the minutes from the April 18, 2017 Board of Director's meeting. Following the review, Kevin made a motion to approve the minutes as presented; Dean seconded and all approved.

SPECIAL THANKS

The Board wished to thank resident, David Monsour, for arranging for the purchase and delivery of some new pool furniture. His time and effort to assist is much appreciated.

TREASURER'S REPORT

The May 2017 financial report was reviewed. There being no questions, the next report reviewed was Collections. The only delinquencies reported were small amounts due and owing from either late fees or accounts that have not adjusted for the 2017 assessment increase.

MANAGER'S REPORT

Donna presented her manager's report and a copy is attached to these minutes for the record

OLD BUSINESS

Proposed Leasing Amendment: Only one additional ballot was received since the annual meeting. Two residents volunteered to seek ballots from property owners if management would provide a list of property owners indicating who has already turned in a ballot. This will be provided.

Comcast Renewal: We have not heard back from Comcast with a new proposal for the bulk rate contract. As we know there will be a rate increase with the new offer, it was decided that we will wait until Comcast approached us again.

Master Association Update: A meeting was held with the Master Association representatives and their management representative. Present at the meeting was Kevin Kelly, Dean Carter, Donna Tagg and Steve Chuilli, Senior Property Manager with Capital Realty Advisors. Several concerns were expressed and several issues tackled. Following are some of the topics discussed and current status:

- **Fountain by the Mailbox:** The fountain is now operational though the lights do not appear to be working and though some attempt has been made to clean the fountain, it is still not acceptable in the condition that it is in.
- **Irrigation System:** Dean Carter, Steve McRoberts and Donna Tagg met with Shoreline Irrigation, the irrigation contractor for the Master's landscape contractor. Also present was the POA's landscaper and he brought with him an engineer that he uses for irrigation issues. Several things were reviewed and discussed. Steve McRoberts is continuing to investigate this matter and will report again at the next meeting. Residents raised concern about the sod and landscaping not being replaced and the Board stated that they were not comfortable spending a large sum of money on landscaping until they knew that the irrigation system would be able to provide sufficient water to sustain the new plant material.
- **Fire Alarm System:** When the Master Association did not produce an annual inspection report on the fire alarm system, Donna reported that she contacted Advance Fire directly. Advance Fire produced the requested report and a copy was provided to the Board.

NEW BUSINESS / CORRESPONDENCE

Gutter Repairs: A proposal was presented from All Gutter Systems for the repair to three gutters. Kevin made a motion to accept the bid in the amount of \$1,050.00 for the repairs; seconded by Dean and all voted in favor. All Gutter Systems also presented a bid to clean and repair the gutters on all 22 buildings. This will be taken into consideration and additional bids will be sought for this work. During the inspection it was noted that there is some wood rot on fascia boards that needs to be addressed. Bids will also be sought for these repairs.

New Board Member Certifications: Steve and Jim as new Board members presented for the files their signed affidavits as required by Florida Statute 720.

RESIDENTS FORUM:

- Several issues were discussed relating to the Master Association issues
- It was reported that the Cat Rock fountain was not operational
- Some additional dead landscaping was reported
- Concerns were raised about tenants in one of the condo units controlled by the Master Association

No further discussion took place.

NEXT MEETING / ADJOURNMENT

Next Board meeting will be Tuesday, August 8, 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:
SEND TO WEBSITE