

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

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

MINUTES

CALL TO ORDER

Dean Carter, 1st Vice President, called the meeting to order at 6:40 pm. A quorum was established. Board members present: Dean Carter, President; and Jim DeVoe, 3rd VP. Gabriel Lazaro, LCAM from Capital Realty Advisors, Inc. was also present. Peter Blaibel, 2nd Vice President/Treasurer, had a conflict and was unable to attend.

RESIGNATION

The first order of business was to accept the resignation submitted by Stephen McRoberts. **Jim motioned to accept the resignation. Dean seconded the motion. All in favor.**

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the minutes from the August 8, 2017 Board of Director's meeting. Following the review, **Jim made a motion to approve the minutes as presented; Dean seconded the motion. All in favor.**

TREASURER'S REPORT

The August 2017 financial report was reviewed. **Jim mad a motion to extend late fees until October 31st. Dean seconded the motion. All in favor.**

MANAGER'S REPORT

Property Manager discussed/reviewed pending items with the board.

OLD BUSINESS

Attorney's Review/Opinion On Master Turnover: The board discussed the association attorney letter sent to the Master Association. The board had additional questions for the association attorney. Manager will forward attorney answers as soon as they are received.

Master Association Update: The board discussed the Master Association turnover. Board requested copies of the Master Associations most recent financial report.

Reserve Study: Tabled until report is ready.

NEW BUSINESS

Update Rental/Leasing Rules: Discussion amongst board members.

Appoint Committees: **Jim motioned to approve/sanction the maintenance and social committee. Dean seconded the motion. All in favor**

405 Schoolhouse Rd: Several noise complaints have been documented at this unit. Board agrees to pass a fine of \$100 per occurrence up to the maximum fine amount of \$1,000 is reached.

NEXT MEETING / ADJOURNMENT

Next scheduled Board meeting will be Tuesday, December 12, 2017 at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 8:45 pm; seconded and approved.

These minutes were respectfully prepared and submitted by:

Gabriel Lazaro, LCAM
On behalf of the Greenwich POA, Inc.