

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

Tuesday, February 13, 2018
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

MINUTES

CALL TO ORDER

Dean Carter, President, called the meeting to order at 6:07 pm. A quorum was established. Board members present: Dean Carter, President; Peter Blaibel, 2nd VP/Treasurer and Jim DeVoe, 3rd VP/Secretary. Gabriel Lazaro, LCAM from Capital Realty Advisors, Inc. was also present.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the minutes from the December 12, 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.**

PRESIDENTS REPORT

Dean discussed the website redesign.

TREASURERS REPORT

Jim reviewed the monthly financial and provided his report. Following review and discussion Dean motioned to approve the monthly financials report. Jim second the motion and all approved.

A current accounts receivable report was reviewed, and discussion was held regarding collections of delinquent accounts. Following discussion Jim motioned to approve moving forward with collections of \$2,1010.00. Dean second the motion and all approved.

MANAGERS REPORT

Gabriel reviewed the Management report which covered activities since the last Board Meeting.

OLD BUSINESS

John Evenson, Landscape Committee Chair discussed landscaping plans.

NEW BUSINESS

A bid from Highland Pest Control was reviewed for instillation and monitoring of 50 rodent bait stations. Following review and discussion Jim motioned to approve the bid. Dean second the motion and all approved.

Violations: Discussion was held regarding violations at 405 School House, 120 and 124 Cat Rock. After review of notices, violation history and discuss Jim motioned to fine each unit 120 and 124 Cat Rock \$100 per occurrence. Dean second the motion and all approved.

All other violations are to receive a 10 notice to correct.

Dog stations were discussed, and management was directed to have them rekeyed.

Sealer for walkways and awnings was discussed.

Management was requested to complete a work order for the landscape company to address the weeds in the pool pavers. Also the water fountain is to be looked into for repair or replacement.

RESIDENT FORUM

There were no resident comments.

NEXT MEETING / ADJOURNMENT

Next scheduled Board meeting will be Tuesday, April 10, 2018 at 6:30pm at the pool area.

There being no further business, a motion was made to adjourn the meeting at 9:38 pm; seconded and approved.