

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL MEETING NOTES

Tuesday, April 18, 2017
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

NOTES

The Annual Meeting of the Greenwich Property Owners Association was scheduled for April 18, 2017. A quorum of 32 property owners was required by Florida Statutes. There were 12 property owners present plus there were 11 property owners represented by proxy totaling 23 property owners. **A quorum was not established.**

Though no meeting was held, the floor was open for discussion. Several topics were discussed:

Lack of sod and the poor condition of the landscaping

Lack of irrigation

The landscapers were just blowing dirt around due to the lack of sod

Mulch being applied and then washed or blown away in a short period of time

Debris on-site not being picked up

Concerns about the general overall condition of the site and the effect it has on property values

The condition of the landscaping at the main entry/clock tower

The condition of the fountain at the mailboxes

The clock at the tower hat does not give the correct time

The Board explained what was under the control of the Master Association and that the Board has been trying to work with the Master Association to resolve many of these issues but to no avail as the Master Association and/or their management company has been non-responsive. In consulting with the POA's attorney, the POA does not have too many options to rectify the matter other than filing a lawsuit which could be costly and time consuming. Suggestions were made to without the quarterly assessment to force the Master to correct many of these issues but that would be against the advice of the POA's attorney who said that withholding payment could cause a lien to be filed against each individual townhome and create a problem for anyone buying or selling a unit.

It was agreed that the Board would continue to communicate dissatisfaction to the Master Association and explore all avenues to rectify the situation. If necessary, the POA will hire the Master Association's irrigation contractor to repair the system servicing the POA. The Board acknowledged that they are aware of the property owners concerns and will diligently pursue correcting the concerns.

Request for committee volunteers was also presented. Residents were encouraged that if they see a violation to report it to management. Management asked that if it is a dog violation that an address for the dog owner accompany the complaint as no action can be taken if we do not know where the dog resides.

Donna M. Tagg, LCAM
On behalf of the Greenwich POA, Inc.