

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

**Tuesday, June 12, 2018**  
**Greenwich Community Pool Cabana**  
**145 Greenwich Circle, Jupiter FL 33458**

**MINUTES**

**CALL TO ORDER**

Dean Carter, President, called the meeting to order at 6:30 pm. A quorum was established. Board members present: Dean Carter, President; Derek Kremser, 2<sup>nd</sup> VP/Treasurer and Jim DeVoe, 3<sup>rd</sup> VP/Secretary. Stephen Chuilli, LCAM from Capital Realty Advisors, Inc. was also present.

**APPROVAL OF THE LAST MEETING MINUTES**

The Board reviewed the minutes from the February 13, 2018 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 Peters resignation. Motion by Derek to accept the resignation. James seconded the motion, all approved.

Motion by Dean to approve the unanimous written action in lieu of a meeting. Derek second the motion, all in favor.

**TREASURERS REPORT**

James reviewed the monthly financial and provided his report including IQ water rate increase due in October and transferring funds to a waterfall CD. Following review and discussion Dean motioned to approve the monthly financials report. Derek 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**

Steve reviewed the Management report which covered:

Magic Bubbles Follow Up.  
Palm Tree Removal  
Stucco Repairs  
Fountain Repairs  
Roof Repairs/Drone Inspection By Jeff albert Roofing  
FPL LED Lighting

**OLD BUSINESS**

John Evenson, Landscape Committee Chair discussed landscaping plans, see attached report.

**NEW BUSINESS**

Violations: Discussion was held regarding lease and dog violations at 120 and 124 Cat Rock. The owner and tenant of 124 Cat Rock attend the meeting and responded to the Dog and Lease violation notice. After review of violation notices, the violation history and testimony from attending members. Jim motioned to hold the fines on each unit 120 and 124 Cat Rock at \$100 per occurrence, until the owner produces the lease and paperwork for the tenant's dogs. 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.

**RESIDENT FORUM**

There were no resident comments.

**NEXT MEETING / ADJOURNMENT**

Next scheduled Board meeting will be Tuesday, August 14<sup>th</sup>.

There being no further business, a motion was made by Derek to adjourn the meeting at 8:08 pm; seconded by James and approved.