

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

Thursday, October 18, 2018
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458

MINUTES

CALL TO ORDER

Dean Carter, President, called the meeting to order at 6:00 pm. A quorum was established. Board members present: Dean Carter, President; and Jim DeVoe, 3rd 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 June 12, 2018 Board of Director's meeting. Following the review, Jim made a motion to approve the minutes as amend; Dean seconded the motion. All in favor.

TREASURERS REPORT

James reviewed the monthly financial and provided his report.

A current accounts receivable report was reviewed, and discussion was held regarding collections of delinquent accounts.

MANAGERS REPORT

Steve reviewed the Management report which covered.

Palm Tree Removal/Replacement

Roof Repairs/Drone Inspection by Jeff Albert Roofing

FPL LED Lighting is Complete

OLD BUSINESS

Violations 120 and 124 Cat Rock. The Board reviewed the police report for 120 Cat Rock and the recent Police activity on 10-15-2018. After discussion Dean motioned to forward the 120 Cat Rock file to legal for eviction. James seconded the motion. All in favor.

124 Cat Rock lease renewal and dog violation was discussed, the unit owner refused to pay the leasing fee of \$200.00 and failed to provide any information on the Pit Bull dogs living in the unit. The members present advised the Board that the owners of the dog refuses to use a leash or pick up after the dogs. After discussion James motioned to send the file to legal for eviction. Dean seconded the motion, all in favor.

NEW BUSINESS

Manager to get proposal to replace the two palms that were removed and replace the one hard tree wood that was removed on School House Road.

Manager to follow up with First Service Residential on the irrigation issue.

Manager is to request the Irrigations time clocks be set to come on at 9pm.

Manager to put note in newsletter about cleaning dryer vents get two proposals.

Manager to follow up with FDOT on street signage for Regions Way.

Manager to call handyman for estimate to repair the down spouts.

RESIDENT FORUM

Resident requested we advise membership to have dryer vents cleaned.

Residents present complained about the noise, dogs, foul language and police activity at 120 and 124 Cat Rock.

NEXT MEETING / ADJOURNMENT

Next scheduled Board meeting will be Wednesday, November 19th.

There being no further business, a motion was made by Dean to adjourn the meeting at 7:23 pm; seconded by James and approved.