

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

Tuesday, December 11, 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; and James DeVoe, 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 October 18, 2018 Board of Director's meeting. Following the review, James made a motion to approve the minutes. Dean seconded the motion. All in favor.

TREASURERS REPORT

2019 Budget discussion: James reviewed the proposed 2019 budget by line item. After review and discussion James motioned to allow more time to review the numbers and continue the review and approval tomorrow at Carmine's Coal-fired Pizza. Dean seconded all in favor.

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.

Roof Repairs/Drone Inspection by Jeff Albert Roofing

Tree Replacement Two Palm Trees

Landscape Services

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 James motioned to forward the 120 Cat Rock file to legal for eviction. Dean seconded the motion. All in favor.

124 Cat Rock lease renewal 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.

Comcast Renewal. Dean noted that the Comcast contract expires in April, we need to renegotiate a new contract. James noted the increase are above the value of service provided. Dean motioned to send a termination letter to Comcast. James seconded the motion. All in favor.

NEW BUSINESS

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.

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 Tuesday, February 12th.

There being no further business, a motion was made by Dean to adjourn the meeting at 8:16 pm; seconded by James and approved.