

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

Tuesday, February 19, 2019
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458
MINUTES

CALL TO ORDER

Dean Carter, President, called the meeting to order at 6:34 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 December 14, 2018 Board of Director's meeting. Following the review, James made a motion to approve the minutes. Dean seconded the motion. All in favor.

Annual Meeting was scheduled for April 18th, 2019.

PRPRESIDENTS REPORT

Master Association communications, Dean advised that the requested to the Master Association to allow the Greenwich POA to take over the maintenance of the irrigation system has gone unanswered. The new landscape and irrigation company the Master hired has made some repairs, but some remain an issue. We will continue to push the Master to do a better job with the irrigation. repairs and maintenance.

TREASURERS REPORT

James reviewed the monthly financial and provided his report to the Board and Members present. 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.
120 Cat Rock: Tenants have been evicted by the owner; the unit is vacant the owner is attempting to sell the unit.
124 Cat Rock: This is account is currently in mediation.

OLD BUSINESS

Comcast Renewal. Dean noted that the Comcast contract expires in April, we need to renegotiate a new contract, but the increase is above the value of service provided. Dean added that a 90-day extension was signed in hopes Comcast will come back with an acceptable offer. Steve will schedule a meeting with Comcast.

NEW BUSINESS

Landscape Services: Revival Landscaping services contract was discussed; James will make comments on the contract and forward to Steve for a vendor's response.
Manager is to request the Irrigations time clocks be set to come on at 9pm.

Roof Repairs Guest Speaker: Corey Shipley with Five Star Claims Adjuster gave his prestaton on Five Star Adjusters and explained to the Board that the ongoing roof leaks are a result of Hurricane Irma. Corey explained that he and Jerrid from Jeff Albert Roofing inspected the roofs and found obvious indicators that the roofs have been compromised. Corey fells he can negotiate with the Associations insurance company for new roofs. The Board will take the proposal for services into consideration and forward the proposal to the Association Attorney for review.

Insurance Renewal: Steve advised the Board that the new insurance agent has provide a renewal policy with a reduction of a few hundred dollars. Plastridge Insurance is the new agent of record for the Association.

RESIDENT FORUM

Residents present complained about the noise, dogs, foul language and police activity at 124 Cat Rock. 139 Cat Rock has erosion at the front entrance under the sidewalk.

NEXT MEETING / ADJOURNMENT

Next scheduled Board meeting will be Tuesday, April 9th.

There being no further business, a motion was made by Dean to adjourn the meeting at 8:29 pm; seconded by James and approved.