

# **GREENWICH PROPERTY OWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTOR'S MEETING**

**Tuesday June 11, 2019**  
**Greenwich Community Pool Cabana**  
**145 Greenwich Circle, Jupiter FL 33458**  
**MINUTES**

### **CALL TO ORDER**

Dean Carter, President, called the meeting to order at 6:36 pm. A quorum was established. Board members present: Dean Carter, President; and James DeVoe, VP/Secretary, Nicole Chiavarini Second Vice President, and Steve Sanders, Vice President and Maria Sanders Third vice President was absent. Jeff Green, LCAM and Stephen Chuilli, LCAM from Capital Realty Advisors, Inc. was also present.

### **APPROVAL OF THE LAST MEETING MINUTES**

The Board reviewed the minutes from the April 18, 2019 Board of Director's meeting. Following the review, Dean made a motion to approve the minutes. Steve seconded the motion. All in favor.

**Presidents Report:** Dean gave an update on the Master Association; the Master Association would like to meet with both Boards and Attorney's. Jim noted that we have a meeting scheduled with the Greenwich POA Attorney on June 18<sup>th</sup> and we should meet after the 18<sup>th</sup> of June. Dean will advise the Master Association that the date suggested to meet don't work for the POA Board. Dean will ask the Master Association for some new dates to meet.

**Treasures Report:** James gave the financial report, advising we will have some line item overages this year due to legal fees dealing with the Master association and the eviction, some of the fees will be recovered in the eviction settlement. We did not budget for the tree trimming or mulch, but we will have the Comcast income to help offset some of these expenses. James motioned to purchase a CD with the reserve funds the CD offers 2.75 % interest. Steve seconded the motion. Motion approved.

### **OLD BUSINESS**

**Five Star Adjusters:** Corey Shipley with Five Star Adjusters gave an update on the roof replacement insurance claim due to Hurricane Irma. Cory advised the Board that Five Star Adjusters and the Insurance Companies adjuster and engineer inspected several roofs, the 8 buildings with the flat tile were approved by the insurance company for replacement. The desk adjuster with the insurance company claims they can locate the barrel tile required for the needed repairs. Cory is doubtful they can locate theses roof tile. If the insurance company fails to locate the barrel roof tile, these roofs will be replaced with a new roof tile per the insurance policy. Cory anticipates another 5 to 6 weeks before we receive a settlement offer from the insurance company.

**Comcast Renewal:** Dean noted that the Comcast contract expired in April, we met with the Comcast rep to renegotiate a new contract. Comcast is to come back with internet only proposal and all other available options. The Comcast Contract will not be renewed. Manager presented a Grant of Easement request from Comcast; the Board will review and discuss at the meeting on the 18<sup>th</sup> of June.

### **NEW BUSINESS**

**Tree Trimming Proposals:** The Board reviewed the tree trimming proposal from Only Tres and Revival. Steve motioned to approve the Revival Tree Trimming Proposal. Dean seconded the motion. All in favor.

**Mulch Proposal:** After discussion this topic was tabled till the fall of 2019.

**Irrigation Inspection by Revival:** It was noted the Revival has located cut irrigation wires around the commercial properties. Steve will schedule a meeting with Revival to inspect the irrigation and other concerns and conditions around the property.

**Work Order Report:** The work order report was reviewed and discussed.

**Lease Renewal Report:** The lease renewal report was reviewed and discussed.

**Violation Report:** The violation report was reviewed; 155 Greenwich Circle was cited for towels being placed on the balcony railing. The resident of 155 Greenwich Circle advised the Board he would never place any towels on

the balcony and apologized for his actions. Steve motioned to waive any fines at this time. Dean seconded the motion. Motion passed.

**New Manager:** Steve Chuilli introduced Jeff Green LCAM with Capital Realty advisors, Jeff will be taking over as the property manager effective tonight, Steve will be available to assist with the transition.

### **RESIDENT FORUM**

The members present thanked the Board for their services to the Community.

### **NEXT MEETING / ADJOURNMENT**

Next scheduled Board meeting will be Tuesday, August 13<sup>th</sup>.

There being no further business, a motion was made by James to adjourn the meeting at 8:17 pm; seconded by Dean and approved.