

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

Tuesday August 6, 2019
Greenwich Community Pool Cabana
145 Greenwich Circle, Jupiter FL 33458
MINUTES

CALL TO ORDER

The meeting was called to order at 6:35 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. Maria Sanders Third vice President was absent. Jeff Green, LCAM from Capital Realty Advisors, Inc. was also present.

OPEN DISCUSSION

There were 8 members present who had asked for answers to questions as follows;

Poor Landscape conditions- James explained that there were several problems with the irrigation system that the Master Association was responsible to maintain. Without water from the system the grass and other landscape materials were unable to survive. James told those present that the new POA Landscape company, Revival Landscape, technicians and those from the Master Associations company found several problems including broken pipes that prevented the POA from receiving water to keep the turf alive. Steve explained that because of the problems the water supplied by the Greenwich Community system to Greenwich POA had been shut down.

Master Maintenance Assessment - Members asked about the reasons why the Mater Associations maintenance assessment had gone up so high. James explained that operation of the Master Association was recently turned over by the Developer to the 4 different Condominium Associations that compose the Master Association. The new Directors of the Master Association having no legal cap on the amount that they could increase the Annual Budget by raised their Maintenance fee by 224%. At this time the POA is paying the old maintenance fee to the Master until a decision is made about whether the new increase is justifiable. The Master Association is currently suing the Developer and the Greenwich POA is scheduling a mediation meeting with the Master Association for the purpose of challenging the increased Maintenance Assessment.

Comcast - James reported that an attempt had been made to negotiate a new contract with Comcast that would reduce the amount being payed to them. Comcasts Bulk Cable contract was one of the 5 highest expenses for the Association and because no reduction could be achieved the contract was canceled. James advised the members who were present that if the surplus funds from the Cable Contract were not used to operate the Association, they could be refunded to the members at the end of the year.

APPROVAL OF THE LAST MEETING MINUTES

The Board reviewed the minutes from the June 11, 2019 Board of Director's meeting. Following the review, James made a motion to approve the minutes. Steve seconded the motion. All in favor.

FINANCIAL REPORT

James reported the current financial condition of the Association. He indicated that the line items for Legal, Contingency, Landscape and Irrigation were all exceeding the Year to Date budget at this time. Legal action because of the increased Master assessment, a new landscape contract and irrigation repairs that the Master did not make which were being forwarded to the Master for reimbursement.

OLD BUSINESS

Chabot - Steve reported that a meeting with the Rabbi was held and various issues were discussed, and it appeared the he would be easy to work with however, there was no movement on the trash dumpster area.

Roof Update – Jeff reported that he spoke with Corey Shipley from Five Star Adjusters who reported that he was still waiting for a decision from the insurance adjusters.

NEW BUSINESS

Fire Sprinkler Maintenance Contract – Jeff reported that he had obtained proposals from Total Life Safety and the Farmer & Irwin Company. He compared the proposals received from each company reported that the difference between Life Safety who proposed service and testing for the fire alarm and sprinkler system for \$15,348 per year was that a five year lease of new equipment was included and a proposal from the Farmer and Irwin Company for \$5,7900.00 who will repair the existing equipment when needed and conduct required tests four times each year. After further discussion James made **motion** to enter a contract with Farmer & Irwin. The motion was seconded and approved by all.

Violations – Jeff reported that three open violations had been cured and closed. A window air-conditioner which was on the list was reported cured by a resident at the meeting.

Rental Renewal Update - Jeff asked the Board for clarification on this issue because he was not aware of the details or desires of the Board. James explained that the Board was requiring landlords who were renewing existing leases to submit a \$100.00 fee with a copy of the new lease. Steve expressed concerns about the policy citing concerns that if the renewal was less than a one year period, the property owner was prevented by the Associations rules from leasing the property until the full years term was completed. The policy remains in place with no changes.

Work Order Requests – Residents in attendance provided addresses where landscape materials were dead or missing. Jeff reported that erosion problems at 3 addresses on Cat Rock were scheduled for repairs.

RESIDENT FORUM

Discussion on agenda items was held during those segments of the meeting and there were no more issues to discuss. The members present thanked the Board for their services to the Community.

NEXT MEETING / ADJOURNMENT

Next scheduled Board meeting will be Tuesday, October 8, 2019.

There being no further business, a motion was made by James to adjourn the meeting at 8:55 pm; seconded by Dean and approved.

Respectfully Submitted,

Jeff Green, LCAM for the Association.