

**GREENWICH P.O.A**  
**BOARD OF DIRECTORS MEETING**  
**Tuesday – December 12, 2019**  
**Location: Greenwich Pool Cabana**  
**145 Greenwich Circle Jupiter FL.**

**SPECIAL MEETING**

**Establish A Quorum**

Directors Present – President - Dean Carter, Vice President / Treasurer – James DeVoe,

Vice Presidents – Steve Sanders, Maria Sanders and Nicole Chiavari.

There were 25 Association Members in attendance

**Call to Order** - The meeting was called to order at 6:10 PM

**Purpose of Meeting** – James DeVoe explained that the purpose of the meeting was to take a vote of the Association members that would allow the Board to pursue a lawsuit, if necessary in excess of \$100,000.00 on behalf of the Association against the Greenwich Master Association and the International Catastrophe Insurance Managers, LLC. In order to pursue the lawsuits, it was necessary to obtain a vote of approval from 75% of the Associations members.

James explained that the Master Association increased their 2019 Annual Assessment of the Greenwich POA by 234% more than in 2018. Although asked by the POA for an explanation of what the funds would provide for the POA, the master has refused to provide justification with back up for the excessive increase in the Annual Assessment. James reviewed details of steps being taken, including a meeting with the Master Association, their Association Attorney and their management company to obtain information about what the POA was being charged for. Although asked for the information, the Master Association provided none. To date the Master Association has notified the POA of an increase but has not invoiced the Association for any payment. A few owners present asked questions including whether the t he Association Maintenance fees would go down if the POA prevailed in the lawsuit. James could not project any reduction until after the issues with the Master Association are resolved and future expenses were known.

Before the ballots were tallied James reviewed each section of the proxy that was sent to association members.

**Vote Tallying:**

Following the explanation and discussion with members the counting of ballots begun. James called each address in the community and Dean verified ballots received and

noted addresses of members who failed to submit their Proxy / Ballot. Following the Counting of the ballots, James announced that the ballots in favor exceed the required 75% by 3 ballots.

The members present expressed their approval by cheering and clapping.

**Adjournment:**

With no other business to conduct the meeting was adjourned by a majority vote of those present at 7:12 PM.

**GREENWICH P.O.A  
BOARD OF DIRECTORS MEETING  
Tuesday – December 12, 2019  
Location: Greenwich Pool Cabana  
145 Greenwich Circle Jupiter FL.**

**Regular Meeting**

**Establish A Quorum**

Directors Present – President - Dean Carter, Treasurer – James DeVoe, Vice Presidents – Steve Sanders, Maria Sanders and Nicole Chiavari.

**Call to Order:** The meeting was called to order at 7:20 PM.

**Minutes** – Minutes of the October 8, 2019 Directors meeting were reviewed and a motion to approve them was made by James. The motion was seconded by Steve and approved by a unanimous vote.

**Presidents Report:** Dean discussed his concern that storm shutters were still installed on several homes in the community. The Directors agreed that final letters be sent to property owners whose shutters were still up notifying them that if the shutters were not removed before December 21, 2019, they would be fined \$100.00 per day until the shutters were removed.

The Directors were unanimous in their support of the action.

**Treasurers Report - James** updated the Directors on recent discussions with the Professional Adjuster (Cory) who was assisting with the claims for roof damages caused by Hurricane Irma. Cory had advised that the Insurance company was going to return to the property with inspectors to review the roofs condition.

## **BUDGET MEETING**

The 2020 Operating Budget was presented by James who explained what the individual columns in the budget represented and reviewed the major items in it.

James explained that the Income figures were estimated as it was impossible to project how much will be collected during the year.

Legal Expenses will increase because of the defense against the major increase being assessed by the Master Association.

Postage and Office expenses will increase because of the additional mailings that will be associated with the defense against the Master Association increases.

The budget includes placing \$50,000.00 from the Association Equity into a CD to earn additional income.

Landscape Maintenance, Rodent Control and the Sub Terranean Termite bond will remain the same.

Landscape extras were reduced by 50%, Fountain repairs were reduced.

Janitorial and Management increased, and Fire Alarm service and Sprinkler contracts were entered into to provide better life safety coverage for the Association.

The expense for irrigation I.Q. water is likely to increase in 2020 because the irrigation system was not operating properly in 2019. and reserves will be added to.

James announced that because of the adjustments made the Quarterly Maintenance fee will remain the same as in 2019.

James made a motion to Adopt the 2020 Operating Budget as proposed and set the quarterly maintenance fee for 2020 at \$936.00. The motion was seconded by Steve and carried by a unanimous vote of the Board of Directors.

**Managers' Report** – Jeff reviewed items covered in his report to the Board and answered their questions. Jeff was directed to find out from Treasure Coast Irrigation if they needed the telephone service being paid for by Don Hearing to monitor the operation of the irrigation valves.

**Adjournment** - With no further business to conduct, James made a motion to adjourn the meeting at 8:51 PM. The motion was carried by a unanimous vote.

Respectfully Submitted,

Jeff Green, LCAM for the Association