

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

SPECIAL MEETING

Tuesday February 11, 2020

Via TELE-CONFERENCE

MINUTES

CALL TO ORDER

The meeting was called to order at 7:02 pm. A quorum was established. Board members present: Dean Carter, President; and James DeVoe, Vice President /Secretary, Nicole Chiavarini Second Vice President and Jeff Green LCAM representing Capital Realty Advisors, Inc. were in attendance by telephone.

MEETING PURPOSE

The meeting was called to discuss details and financial issues that would be associated with filing the lawsuit approved by a vote of the Association members. Because of the COVID 19 virus emergency other health and safety issues were added to the meeting agenda.

COVID 19 – James reported that he had been contacted by the Associations Legal Counsel regarding following the Directions from the Government agencies about shutting down the Swimming Pool and Cabana areas where groups of residents could gather. Different options to secure the Pool area were discussed. Following discussion, the Directors agreed to post a Pool Closed sign on the self-locking gate entrance gate to the pool area by a unanimous consent.

LAWSUITS / FINANCIAL ISSUES – James reported that Attorney Jeff Green had presented different methods to follow and the estimated legal costs if the Association decides to pursue a lawsuit against Master Association. Following discussion, the Directors present agreed that the Board on behalf of the Association would have a letter along with the Greenwich complaints included mailed to the Master Association and their representatives requiring that they appear before a mediator within two weeks to present their reasons that support their reasons for the excessive increase of maintenance fees for the POA.

James and Dean presented details about the inspection of the Associations roof damages observed by the Associatyions for which a claim for damages had been presented to the Associations Insurance carrier.

PESIDENTS REPORT

Dean reported on the Town Matching Grant meeting he attended for the Association.

TREASURERS REPORT

James reported on that although it was thought that we would be over budget in 2019, the December Financial showed that the Association ended 2019 with approximately \$32,000.00 in Retained Income. He explained that the carry over including the 2019 retained Income would allow the Association to maintain 1.5 months back up for Operating expenses and allow some none budgeted projects to be completed.

The Financial report for the period covering December 2019 and January 2020 was unanimously approved.

OLD BUSINESS

James reported that the Insurance company had not responded to a claim made since April of 2019. Because of this a law firm was hired to pursue action against the Insurance companies. The law firm has filed a CRN with the Department of Finance which has resulted in the Insurance company scheduling an inspection of the roofs on March 8, 2020. James explained that the Insurance Company now had to respond within 60 days about the 3.45 million-dollar lawsuit and reviewed the payments to the law firm and professional adjuster if we were successful with getting the Insurance carriers to pay the claim.

James updated the Board on progress being made on the legal action against the Master Association. He explained that Attorney Jeff Green who was working with the Associations Legal Counsel drafting a complaint against the Greenwich Master Association and he will report on further progress as it is made.

NEW BUSINESS

Proposals – That were received for Power Washing, Mulching and Tree Maintenance were reviewed.

A motion was made by James and seconded by Dean to award a contract for the 2020 Tree Maintenance which included Alexander Palms that are hitting exterior garage walls costing \$6,778.00 to Revival Landscape for work to begin in June. The action was unanimously approved.

A motion was made by James and seconded by Dean to award a contract for applying Mulch to all plant beds in front of homes and on common areas which will cost \$8,050.00 to Revival Landscape. The action was unanimously approved.

Contracts from Spotless Maintenance for Power Cleaning Sidewalks, Entry Ways for \$4,175.00, Surface drains and curbs for \$1875.00 was reviewed and tentatively approved based on the submission of a satisfactory contract for the Power Cleaning of Surface Drains and curbs on all streets. The approval will be unanimously ratified by the Directors

New Business Continued – Jeff and Dean reported to the Board about applying for a \$5,000.00 matching Grant from the Town. Jeff had presented a proposal to upgrade the landscapes appearance. James appointed Nicole to research other options for which matching grants could be applied for.

Jeff advised the Board that when he was notified Nicole or the Board what plan they wished to pursue he would help with preparing the applications for the Grant.

MANAGERS REPORT

Jeff Green reported on issues handled by Management during the past 60 days.

An invoice submitted by the President of the Abacoa New Haven HOA was denied after determining that they could not bill for alleged services.

Jeff has questioned the invoices for maintenance assessments being sent to Greenwich POA by the Abacoa POA. He reported asking for proof that Greenwich POA must pay them and what services we are receiving in return for the Assessment.

Jeff Reported that he is preparing to invoice the Associations receiving irrigation water through the valves that the POA paying to monitor. Jeff pointed out that Donald Hearing was paying approximately \$75.00 per month for the cellular link for the monitoring computer. The Board directed that D. Hearing is not billed additionally for the monitoring and the fee will be billed to each of the other Associations included in the monitoring. Jeff will have invoices mailed to each of the other participants this month exclusive of Chabad which will be invoiced when they begin to use irrigation water.

Violations - Jeff reported that violation warning notices that were sent to members. James updated the Board on the noise complaints at 174 Greenwich Cr. 405 Schoolhouse Rd. and the letters being mailed to owners and tenants at both addresses from management and the Associations legal counsel.

OPEN DISCUSSION

Members who were in attendance participated in discussions throughout the night about items on the agenda.

The owners of 178 Greenwich Cr. were present and complained because the tenants at 174 Greenwich Cr. had not been evicted following their complaints about them. James and Jeff told them that action was in the hands of the Associations legal counsel and letters had been sent to the property's owner.

NEXT BOARD MEETING / ADJOURNMENT

Next scheduled Board meeting and the Annual Members meeting will be Tuesday, April 14, 2020

There being no further business, a motion was made and approved to adjourn the meeting at 8:57 pm.

Respectfully Submitted,

Jeff Green, LCAM for the Association.