

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

SPECIAL MEETING
Tuesday March 17, 2020
Via TELE-CONFERENCE

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 Associations adjuster and expert contractor for which a damage claim was presented to the Associations Insurance carrier. Additional damage caused by hurricane force wind were observed which included that to doors and windows and evidence of channeling on the roof surfaces. Dean supported proceeding with the current case against the Insurance carrier without adding other possible damages to it.

ADJOURNMENT

There being no further business, a motion was made and approved to adjourn the meeting at 8:01 pm.

Respectfully Submitted,

Jeff Green, LCAM for the Association.