

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

Tuesday October 13, 2020
Via Zoom Meeting – Notice And log in data Posted
145 Greenwich Circle, Jupiter FL 33458

MINUTES

CALL TO ORDER

The meeting was called to order at 6:42 pm. A quorum was established. Board members present: Dean Carter, President; Steve Sanders Vice President, James DeVoe Treasurer, Nicole Chiavarini, Secretary, Directors Maria Sanders, Kate Wesner and Perry Baldwin. Jeff Green, Association Manager representing Capital Realty Advisors was also in attendance.

APPROVAL OF MINUTES

Minutes from the August 11, 2020 Board Meeting was reviewed and approved by a Unanimous vote.

OFFICERS REPORT

President – Dean Reported that a Zoom meeting between the Board and Attorneys Mollengarden and Green on October 15, 2020 at 12:00 Noon to discuss matters regarding moving forward with continued action against the Greenwich Master Association.

Vice President – Steve asked if the CRA office had advised the Lease renewal applicant for 165 Cat Rock of their approved application.

Secretary – Nicole had nothing new to report.

Treasurer - James advised the Board that a Draft Operating Budget for 2021 had been prepared and was being readied for presentation to the Directors. He reviewed some of the line items that were over or under budget and provided information about them. He reminded the Directors that there was a Zoom meeting with Legal counsels on Thursday at 12:00 Noon. James provided data on the search for a roof Engineer or a Consultant to over see the planned installations of new roofs and asked the Committee if they wanted to interview more engineers before making a decision. Dean commented that he wanted to dwindle down costs for the Engineer and Consultants.

Steve reported that he had issues pertaining to the Board that he wished to discuss after the meeting is adjourned and he had no Vice Presidents report to deliver.

Treasurer - James reported on details covered in the June Financial Report. He provided reasons why some line items were over the YTD budget and also reported that 9 owners had not paid their third quarter Maintenance Assessments. Late letters have been mailed with due dates for August 15, 2020. One property owner has been sent to the Attorneys office to begin the collection project and eight others will be turned over for collection on the 15th of August if they have not paid their outstanding assessments.

James reported that the July monthly financials will appear much better because \$1,950,000.00 obtained for roof damages from the insurance carrier will have been deposited and the \$60,000.00 reserve amount has been deposited in a 5-year CD.

LIASON AND COMMITTEE MEMBER REPORTS

Legal Matters – James reported that he was continuing to communicate with the Associations legal counsel about the Master Association mediation.

Roof Replacement – Dean reported that he will work with Steve Chuilli from Capital Realty advisors to interview Engineers to oversee the project, gain approvals from the Abacoa POA and the Town and prepare a scope of service to move ahead with replacing roof as soon after hurricane season as possible.. Dean went on to report that he obtained samples of tiles and underlayment's and that he has been told by contractors he spoke with that there is no cost difference between Metal and Tile and both were warranted for between 35 and 45 years.

Members David Monsour and Patricia Convery voiced their past experiences concerning roofing matters and volunteered to help the Association with the project.

LIASON AND COMMITTEE MEMBER REPORTS – Continued

Irrigation – Steve Sanders reported that he had nothing to report because James canceled the meeting with irrigation contractor. James advised that the meeting was canceled and re-scheduled for August 31st. because he felt the other committee liaison to irrigation matters member, the property manager and other irrigation tech's he should be made aware available and in attendance at the meeting.

Website – Liaison Dean Carter reported that all was up to date on the site.

Appointments of Additional Liaisons – No additional Liaisons were appointed.

OLD BUSINESS

Opening Pool During Covid 19 pandemic – The Board discussed whether to open the swimming pool during the pandemic and if so how to comply with health guidelines in effect. After discussion, the Directors agreed that it will cost prohibitive and there were insufficient volunteers or staff to meet the required guidelines for safe operation and the Pool will remain closed until the guidelines for safe operation can be met.

Jeff was Directed to order a new Pool Closed Sign to replace the one that was stolen from the gate.

Fire Sprinkler – Dean asked Jeff if the Fire sprinkler system was in good operating condition. Dean asked Jeff about open boxes on the side of the buildings and Jeff replied that the boxes contained spare sprinkler head parts.

Dean Directed Jeff to get a proposal to replace the boxes and the parts in them.

FOB Access System for Swimming Pool – Dean discussed his desire to have a FOB activated access system installed on the Pool gate. Dean Directed Jeff Green to obtain proposals for installing the access system. Community members voiced their prior experiences for and against FOB systems.

NEW BUSINESS

Appointment of Directors – The Board discussed the appointment of two Association members to the board of Directors. After Discussion, The Board unanimously appointed Kate Wesner and Perry Baldwin to serve as Directors for the remainder of the current term.

MANAGERS REPORT

Jeff reported that an anonymous complaint had been received regarding a boat trailer and motor vehicle parked on Quarry Knoll had its tires slashed by unknown persons. The complainant was advised to notify the Jupiter P.D. because the public streets around Greenwich POA were under the Jurisdiction of the Police Department. I advised the complainant that a Boat and Trailer can not be stored outsider on Association property.

Jeff asked the Directors if they had questions about issues reported on in his management update. There were none and Jeff requested a decision on a request submitted by Ms. Goldberg who requested that her patio cushions left on outside were damaged by debris from Palms adjacent to her patio be replaced by the Association. The Directors were unanimous in their decision that private property damaged when left on the patio by its owner were not the responsibility of the Association to replace.

Jeff presented a letter from Mr. Benz who requested permission to write a lease in October for his property that exceeded the permitted 1 years term in order to move his the lease period into a different and more advantageous month of the year when more tenants are looking to start leases. After discussion where some Directors were for changing the rule to allow an extended term and others were not, it was agreed that Steve Sanders would quickly draft and present a new rule extending the maximum lease term which would be given consideration by the Board after it was reviewed by the Associations Legal Counsel.

Dean advised Mr. Benz that the Board would notify him if the Rule were changed.

OPEN DISCUSSION

A member present advised the Board of the following Rule Violations.

The yellow motorcycle rider who resides at Townhouse #115, tears down Cat Rock Lane revving up the engine creating a loud sound, distributing everyone in the late hours of the night.

Townhouse #111 uses the balcony railing on a regular basis to throw towels and clothing on. They have also displayed Tiki fire torches lite on the balcony.

Finally, Townhouse #158 still continues to ignite a live fire on the charcoal grill located on the balcony while several owners are outside seeing him do so.

NEXT BOARD MEETING / ADJOURNMENT

Next scheduled Board meeting will be Tuesday, October 13, 2020.

There being no further business, a motion was made and approved to adjourn the meeting at 8:38 pm.

Jeff Green, LCAM for the Association.