

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

SPECIAL MEETING – Budget Review

Friday October 30, 2020

Via Zoom TELE-CONFERENCE

Meeting Purpose: To Review the Proposed 2021 Operating Budget

Establish a Quorum: Those present were Dean Carter, Steve Sanders, James DeVoe, Nicole Chiavarini, Maria Sanders, Kate Wesner, Perry Baldwin and Jeff Green was present representing Capital realty Advisors.

Call to order: The meeting was called to order at 6:54 PM by Treasurer DeVoe.

Business:

James mentioned that the Agenda's first item of business was Board Changes. He asked if any Directors had anything they wished to report on. Steve Sanders reported that he had sold his property at 135 Cat Rock La. and he expected that Maria Sanders would be resigning from the Board because only one owner of the remaining property could be on the Board. James referred to a statement made by Steve Chuilli that only one property owner per unit could serve on the Board. James advised that under Florida Statute 718 this was true but F.S.

James reported that the purpose of the meeting was to review the 2021 proposed Operating Budget Draft. James said that the Goal of the meeting was to discuss and hopefully approve the 2021 Operating Budget.

After discussion, the Directors voted on their preference for future action as follows.

A Motion was made by Perry Baldwin and seconded by James DeVoe to vote on the two actions.

The results of the board vote on 10-16-2020 special meeting was as followed:

2 votes to have council compose a letter to GMA that POA will stop making payments and take a credit for the previous overpayments (Yes – Dean Carter and Kate Wesner)

5 votes to file existing complaint against the GMA for overpayment and contest of GMA budget – start of the litigation process. (Yes – James DeVoe, Steve Sanders, Nicole Chiavarini, Maria Sanders and Perry Baldwin.)

Dean Directed as follows.

As the majority of the board officers vote for litigation, a letter will need to be drafted by the council to send to the members of the POA letting them know of the board's decision to move into litigation.

Also, please notify anyone in the process of purchasing a home in Greenwich POA that there is action of the board to start litigation – this needs to be done asap to prevent any liability issues that could arise.

Please change your estoppel letters to note that the community is in litigation.

Dean Carter

President of Greenwich POA

Discussion: It was decided that James DeVoe would draft a letter to be mailed to Association Members to advise them of the Boards decision.

Motion to Adjourn: With no further action to be addressed the meeting adjourned at 8:20 PM.

Respectfully Submitted, Jeff Green, Association Manager