

**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 James DeVoe.

**Business:**

**Board Changes** - 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 Lane and he expected that Maria Sanders would be resigning from the Board because only one owner of their only remaining property in Greenwich could be on the Board. James referred to a statement made by a prior Property Manager 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. 720 does not contain the same restrictions. No formal resignations were submitted by any Director.

**Budget:** - James reported that the purpose of the meeting was to review the 2021 proposed draft Operating Budget. James said that the Goal of the meeting was to discuss and hopefully approve the 2021 Operating Budget so that the community may be properly noticed and the action could be further ratified, as necessary, at the December 8, 2020 Board of Directors meeting.

James reviewed each line item on the proposed 2021 Operating Budget comparing it to the adopted 2020 Operating Budget, explained the reasons for all Increases and Decreases and answered related questions by the Directors with respect to each line item.

Dean Carter raised an objection to the Greenwich Master Association Assessment line item not being funded in the 2021 proposed budget. It was noted the Greenwich Master Association Assessment line item was budgeted for \$0 because the Master has not been invoicing the POA and until litigation has concluded, the POA cannot accurately determine how much should otherwise be budgeted. Dean expressed his concern that if no money were funded and invoices were received from the Master, there would be no money budgeted to pay the invoiced amounts. Jeff advised the Board that Florida Statute 720 prohibited maintenance fees from being charged for items that were not intended to be paid by the Association. These concerns and others related to the Greenwich Master Association Assessment and related litigation were discussed among all present and no further action was taken.

James reported that in the 2020 Budget the Greenwich Condominium Association has been behind on payments and those funds as noted within the budget were not guaranteed.

Dean expressed concern the line item for Fire Standpipe Life Safety Systems should receive an increased amount of funding in order to repair the life-safety system within two years or less. All present discussed the matter and an action was taken to utilize funds otherwise slated for the pooled General Reserve Expenses and add those funds into the budget for use in repairing and replacing Fire Standpipe and related equipment. Completion of all work is anticipated to take up to two years to complete.

James reviewed his 2021 recommendations for use of the pooled General Reserve Savings and noted we additionally intend to use the pooled General Reserve Savings Account in 2021 to fund the following:

- a. \$25,000 for constructing mailboxes at the pool house (upon the USPS approval to do so),
- b. \$7,750 has been withheld from 2021 General Reserve Expenses and a total of \$16,750 has been budgeted to replace and repair fire standpipes and related equipment,
- c. Litigation matters with respect to the Greenwich Master Association, should we exceed the budgeted \$40,000, and
- d. \$60,000 shall be moved from the pooled General Reserve Savings Account and placed into a higher yielding 5-year CD.

James followed-up with a note that all monies being placed into higher yielding CDs were done so with an intent to:

- increase the amount of interest earned by the POA each year,
- create a more financially sound Association,
- contribute to fair market value assessment of all Units in comparison to like communities, and
- be used in unique circumstances such as to offset or otherwise be used in entirety to pay for any assessment which may arise and be applied against the community now or in the future.

James noted he wished to retain all the money within CDs as is for the foreseeable future with a goal of reaching \$1,000,000 in CD savings and generate regular income for the POA through the earned interest.

With no further questions from the Directors about the 2021 Proposed Operating Budget, James presented a motion that the 2021 Budget be approved by a vote of the Directors. Perry seconded the motion, and a roll call vote was taken. In Favor -Steve Sanders – yes, Maria Sanders – Yes, Nicole Chiavarini - Yes, Kate Wesner – Yes, Perry Baldwin – Yes and James DeVoe – Yes. Dean Carter abstained from voting. The motion to approve the 2021 Operating Budget was affirmed by a vote of 6 in favor, 0 opposed and 1 abstention.

### **Discussion - None**

**Motion to Adjourn:** With no further action to be addressed the meeting adjourned at 8:16 PM.

**Respectfully Submitted,**

Jeff Green, Association Manager

**Notes: This meeting was duly noticed to all Unit Owners through the posting of notices at the community mailboxes and upon the community website no less than 48 hours in advance.**