

**BOARD OF DIRECTORS MEETING AGENDA
GREENWICH PROPERTY OWNERS ASSOCIATION, INC.**

MINUTES - DRAFT

SPECIAL MEETING – Rental Extension Rule DRAFT

MONDAY MARCH 1, 2021 @ 6:30 PM

Via Zoom Meeting – Access information – pre register

<https://us02web.zoom.us/join/joinMeeting/register/tZUqdeCsqTIsH9PRaNRsbmZgpSTQrHhmzSvU>

ESTABLISH QUORUM - CALL TO ORDER

The meeting was called to order at 6:32 pm. A quorum was established. Board members present: Dean Carter, President; Steve Sanders via telephone, 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.

BUSINESS

Dean informed the Directors that the purpose of the meeting was to present, discuss and vote on adding changes as follows to the rental rules.

2 items to be added...

1 – a buyer purchasing a property that has a lease in place....

Association shall allow purchase of property with lease in place and will honor the lease in place.

Buyer of property with lease in place will have a 12 month waiting period after the honored lease expires or after the tenant vacates the property – no new tenants

2 – Extension of an existing annual lease

Association shall allow landlord/tenant to extend an annual (12 Month) lease for a time frame between 1 to 12 months with Association review and approval.

Association shall review owner and tenant to verify both are in good standings with the community and decide upon findings.

Landlord/tenant will provide a new extension of lease application and appropriate fees for review.

Following Deans presentation of the proposed rule additions, considerable discussion followed.

Perry asked how many property owners have requested that changes be made?

Kate asked for a vote on rule change #1. Directors voted 4 in favor with James and Perry voting against it.

Perry expressed concerns about a rented home in Cat Rock that appeared to be a vacation spot and late-night noise was disturbing the surrounding residents. James reminded the Directors that there were about 45 units occupied by renters. After additional discussion Perry requested that Rule #1 be discussed at the Annual Meeting with a vote taken at the April Board meeting after hearing input from members in attendance.

After Dean read proposed rule change #2 discussion followed. James reminded the Directors about prior tenant problems that occurred in the past and did not want to see Greenwich POA become a transient community. Dean commented that the problem tenants were not transients. Steve objected to onerous rules and said that he was supporting the rule changes.

The Directors briefly discussed establishing a Tenants Security deposit.

James asked that the Rule Changes be distributed in advance to members and placed on the Agenda for the April 13, 2021 Members Meeting and after hearing input from Association Members voting on what to send to legal counsel to be put in proper form, mailed to members, and added to the Leasing rules. Perry seconded the motion. Which was passed by a vote of 4 in favor and 3 opposed (Kate, Steve and Maria)

Jeff will add the proposed rule changes to the Annual Meeting Agenda.

ADJOURN MEETING

With no further business to discuss, a motion to adjourn the meeting was made by James and seconded by Perry. The meeting was adjourned at 8:53 PM by a unanimous vote.

Respectfully Submitted,