

BOARD OF DIRECTORS
GREENWICH PROPERTY OWNERS ASSOCIATION, INC.

SPECIAL MEETING RE: RENTAL EXTENSION RULES
MONDAY, MARCH 1, 2021 @ 6:30 PM (via Zoom)

MINUTES

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; and 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 the purpose of the meeting was to present, discuss and vote on adding changes as follows to the existing Leasing Rules and Regulations. The two (2) items to be added/edited are:

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.

After Dean's presentation of the proposed rule changes, considerable discussion ensued. With respect to the above noted proposed change to Rule #1:

- Perry asked how many property owners have requested that changes be made to the current Leasing Rules and Regulations.
- Kate asked for a vote on proposed change to Rule #1.
- Upon an update to the language of Rule #1 and clarification from Dean Carter, a vote was cast to retain Rule #1 as it currently stands in the Leasing Rules and Regulations. Four (4) Directors voted against the motion. James, Perry and Dean voted in favor of the motion.
- Perry expressed concerns about a rented home on Cat Rock Lane which appeared to be a vacation spot. Perry noted late-night noise was disturbing surrounding residents.
- James reminded the Directors there were about forty-five (45) units occupied by renters within the Association.

- Due to much confusion about proposed change to Rule #1, and after additional discussion, Perry made a motion proposed change to Rule #1 be instead discussed at the April 13, 2021 Annual Meeting with a vote taken at the April 13, 2021 Board of Directors meeting which immediately proceeds the Annual Meeting. After input from Directors in attendance, the motion was seconded by Kate and unanimously approved by all Directors.

After Dean read proposed change to Rule #2, considerable discussion ensued. With respect to the above noted proposed change to Rule #2:

- James reminded the Directors about tenant problems which occurred in the past and how he did not want to see the Greenwich POA become a transient community.
- Dean commented that the problematic prior tenants were not transient tenants.
- Steve objected to onerous rules and said that he was supporting the rule changes. After additional and alternative language to the proposed change to Rule #2 was proposed by Steve Sanders, further discussion regarding problem tenants ensued.
- James explained how some of the procedures and rules currently in place may be utilized by the Association in order to deal with problematic tenants.
- Dean affirmed other associations have previously required landlords to place a refundable deposit with the association when renting units.
- Perry asked the Board to further discuss the idea of landlords placing a refundable deposit with the Association when renting their Units to be placed on the agenda for the April 2021 Annual Meeting. James seconded. At a later point during the meeting, Nicole also affirmed her desire to have a language with regard to a refundable deposit added as additional language within the proposed change to Rule #2.
- Perry made a motion for proposed change to Rule #2 to be updated for clarity, to be held over until the April 13, 2021 Officers Meeting and a Board vote for proposed change to Rule #2 be held at the April 13, 2021 Officers Meeting. James seconded the motion. Five (5) Directors voted in favor, Kate and Steve voted against the motion.
- The Association Manager will add the proposed rule changes to the Annual Meeting Agenda.

Also discussed:

- Kate encouraged members of the community to run for a seat on the Board of Directors at the April, 13, 2021 Annual Meeting.
- Jeff affirmed all Letters of Intent to Run for the Board of Directors should be received by March 6, 2021.
- Kate asked the residents forum and correspondence with respect to the proposed leasing rule changes be the first point of order on the Annual Meeting Agenda.

The floor was then opened for community questions and comments.

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,