

# **GREENWICH PROPERTY OWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTOR'S MEETING**

**Tuesday April 13, 2021 – 7:30 PM - Via Zoom Meeting**

### **MINUTES**

#### **CALL TO ORDER**

The First meeting of the new Board of Directors who were seated following the April 13, 2021 Annual Election was called to order at 7:31 PM. A quorum was established. Board members present: President Kate Wesner, Vice President Steve Sanders, Treasurer Perry Baldwin, Secretary Christie Evenson, and Director Brian Butler. Jeff Green, Association Manager representing Capital Realty Advisors was also in attendance.

**APPROVAL OF MINUTES**The minutes from meetings held on March 1, 2021 Special Meeting were reviewed and approved by a unanimous vote of the Directors.

#### **OFFICERS REPORTS**

The officer's reports were tabled until the next Directors meeting.

#### **LIASON AND COMMITTEE REPORTS**

The Liaison and committee reports were tabled until the next meeting after the President has had time to appoint the liaisons and committee members for 2021 term.

#### **MANAGERS REPORT**

Jeff asked if there were any questions about the report that was included in the meeting package. He reported to the Board that there were issues pending that must be addressed quickly. The roof replacement and a selection of an engineer or consultant to oversee the project and the need to appoint an ARC and Committee to listen to appeals from property owners who have had fines levied by the Board that follows the By-Laws and Florida Statutes. Directors stressed the need to enlist volunteers and establish committees quickly. Jeff advised the Board that as the roofs are replaced the buildings insurance coverage will go from a cash value to replacement cost basis.

#### **OLD BUSINESS**

**Rental Rules** – The Directors tabled action on revision of Rental rules until the future.

#### **NEW BUSINESS**

**Punch List Review** – Discussion Tabled

**Certify Board Change** – The Board was named and Certified.

**Adopt Time limit Rule** – The Board will discuss and may implement at a future meeting.

**Governing Documents & Rules - Revisions** – The Committees will be appointed, and the Board will discuss at future meetings.

**Swimming Pool** – The Directors discussed opening the swimming pool in compliance with the current requirements of Palm Beach County and the CDC. Kate will contact Legal Counsel for recommendations on how to open the pool while protecting the Association from Legal action and members from exposure to the Covid virus.

**Janitorial Change** – Jeff reported that he had two proposals both of which exceeded the amount budgeted for 2021. - Discussion Tabled

**Website** – Jeff reported that the websites master would only accept information from Dean Carter. Jeff recommended that a Director contact the web Master and find out if he would accept updates and information from someone other than Dean. Kate will contact the website and establish a process for adding information to the site.

**RESIDENT FORUM/CORRESPONDENCE**

Members in attendance supported opening the pool with Covid19 safety a major consideration. One member indicated that she would like to participate and provide help to the Board.

**NEXT BOARD MEETING / ADJOURNMENT**

Next scheduled Board meeting will be the Annual Members meeting on Tuesday, June 8, 2021.

There being no further business, a motion was made and approved to adjourn the meeting at 9:14 PM

**Respectfully Submitted,  
Jeff Green, LCAM for the Association.**