

GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.

SPECIAL BOARD MEETING - RULES

BOARD OF DIRECTOR'S MEETING

Tuesday October 5, 2021 – 6:30 PM - Via Zoom Meeting

MINUTES

CALL TO ORDER – Special Rules Meeting

The meeting was called to order at 6:30 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.

Jeff Green reported that Notice of the October 5, 2021, Rules Meeting had been mailed to each members address on record (14) Fourteen days in advance of the meeting.

ASSOCIATION RULE REVIEW

President Kate Wesner reported that the purpose of the meeting was review discuss an addition to the General Rules #30 pertaining to open flames based on information provided by the Palm Beach County Fire Marshalls office and a change to be added to General Rules and to the Greenwich POA Leasing and Rental Rules and Regulations in 2e. and the addition of 2 g.

General Rules

30. PROHIBITED: No open flames are permitted outside within 10 feet of any building. No gasoline or propane storage is permitted above the first floor. Candles are permitted to burn on patio if they are in a glass jar per the Palm Beach Fire Marshall

The addition of General Rule #30 was read then discussed by the Directors. A motion was made to approve the addition of Rule #30 by Steve Sanders and seconded. The rule was adopted by a Unanimous vote.

Leasing and Rental Rules and Regulations –

President Kate Wesner read the rules 2e and 2g (printed below) and discussed the details of both additions. Following discussion Perry Baldwin made a motion to approve change in 2e and the addition of new rule 2g to the Leasing and Rental Rules. The motion was seconded by Brian Butler and adopted by a unanimous vote of the Directors.

e. Any and all renewals or permitted extension of any rental or lease must be re-submitted to the Board for approval at least thirty (30) days prior to the expiration of the prior lease. All documentation and fees for renewals must be resubmitted as if it was the first request to rent or lease.

f. All renters and occupants of a leased Lot are subject to the Declaration, as the same may be amended from time to time, and the Rules of the Association, as defined therein. Owners are also responsible for their renters, lessees, and occupants, and said Owner's and lessee's guests and invitees, adhering to the Declaration and the Rules, as the aforesaid may be amended from time to time. Failure of any Owner, lessee, occupant, guest, or invitee to comply will be subject to the imposition of fine(s), suspension from use of the Community Facilities, suspension from the rental program and such other action as may be available to the Association at law or in equity. All remedies of the Association shall be in addition to, and not exclusive of, all other remedies available to the Association.

g. Notwithstanding the foregoing, if a Lot is leased or rented for a twelve (12) month term such lease or rental may be extended for a period of less than twelve (12) months with the same lessee(s)/renter(s) with the prior written approval of the Board of Directors. In such event, the Owner may lease or rent the Lot again, subject to compliance with the approval process of these Rules and Regulation, without having to wait for twelve (12) months to expire from the end of the prior extended lease term. Such subsequent lease or rental must be for a term of not less than six (6) months.

The manager will forward the changes to the Associations Legal Counsel for recording in the official records.

MEETING ADJOURNED – With No other business to be discussed the meeting was adjourned at 6:46 PM.

Respectfully Submitted,
Jeff Green, LCAM for the Association.

GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.

BOARD MEETING

BOARD OF DIRECTOR'S MEETING

October 5, 2021 – Following a Special Meeting - Virtual

CALL TO ORDER – A quorum was confirmed, and the meeting was called to order directly after the adjournment of the Special Rules meeting at 6:50 PM

APPROVAL OF MINUTES

The minutes from the Special Rules Meeting and the Directors meeting held on August 10, 2021, were reviewed and a motion to accept as submitted was made seconded. The August Special and Board of Directors meeting minutes were approved by a unanimous vote of the Directors.

OFFICERS REPORTS

President - Kate reported that she was working on a way to get members who have not responded with approvals to send communications by email, to respond.

Vice President – Steve reported that he was working with the ARC to establish standards for the installation of lights on balconies.

Treasurers – Perry reported on the financial status of the Association including bank account balances and details about expenses for Lawyers and Professional Adjusters that reduced the amount of funds received from the insurance company for repairs to replace the roof because of damages from Hurricane Irma.

Secretary – Christie had nothing to report on.

LIASON AND COMMITTEE MEMBERS REPORTS

Roof Replacement Committee – Perry reported that 4-Jays Consulting was finalizing the specifications and scope of repairs for the replacement of 106 roofs on community buildings. He said that a decision had to be made on the type of material that would be used to cover the buildings.

Perry presented information about 4 types of covering materials including shingles, concrete tile, a metal covering that simulated in appearance barrel tyle and standing snap seam metal sheeting. He discussed with the Directors the pros and cons of the various tiles. The choices were narrowed down to Concrete Tile Barrel and Flat tile and Metal standing snap seam sheeting. Information provided by 4- Jays and the Jeff Albert roofing company that concrete tiles might not be available until April 2022 and Metal sheeting was currently available guided the Directors to vote to pursue proposals to replace the roofs using the Metal standing snap seam sheeting even though the costs was more it had a longer projected usable life. Perry also reminded the Directors that there were concerns that if the project was not along with roofs replaced that it may be very difficult to obtain Insurance coverage. Following discussion about roof coverings Steve Sanders made a motion to obtain Bids for replacing the roof with Metal standing snap seam sheeting. The motion was seconded by Kate and carried by a unanimous vote of the Directors.

Legal Committee – Kate reported that there were no new updates about the Master Association lawsuits from the lawyers but as soon as information was received a meeting would be called to discuss the lawsuits.

Irrigation – Perry reported that our system still was not operating properly. He reported that he was pursuing answers about why it was necessary for the Association to spend money to research the problems with the distribution system that effected 5 other users within the surround ding areas.

Lease and Sale Review – Kate reported that the committee was reviewing lease applications that were submitted by Landlords who were found not to have properly applied to lease their property. Kate advised the Directors that if all non-compliant landlords had not responded by October 31, 2021, she would recommend that fines be levied against the Directors agreed with Kates fine recommendation.

Perry requested that Security Deposits for Tenants and Capital Contributions be discussed at the next Directors meeting.

Architectural – Steve reported as Vice president on ARC activities.

Compliance Committee – – Nothing and been submitted for action by the committee this month.

Social Committee – No committee formed as of this date.

Communications Committee – No report.

MANAGERS REPORT

Jeff Green reported on issues, complaints and repairs that were handled by management since the last meeting.

Jeff reminded the Board that it would be necessary to convene a Budget Meeting before the end of November and notices would be mailed to members 14 days in advance of the meeting date.

OLD BUSINESS

Trellises – The Board tabled action on replacing trellises until a review of the need to replace was finished.

NEW BUSINESS

Roof Replacement – Chairman Perry Baldwin had updated Directors on progress in his committee report.

Architectural Standards – No Discussion.

RESIDENT FORUM / CORRESPONDENCE – Jeff reported that no correspondence from Residents had bee received. There were no comments from members in attendance that had not be shared earlier in the meeting.

NEXT BOARD MEETING / ADJOURNMENT

The next scheduled Board meeting will be tentatively scheduled for Tuesday November 6, 2021.

There being no further business, a motion was made and approved to adjourn the meeting at 8:28 PM

Respectfully Submitted,

Jeff Green, LCAM for the Association.