

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

**BOARD MEETING**

**BOARD OF DIRECTOR'S MEETING**

**November 6, 2021 – Following a Special Meeting – 2022 Budget**

**CALL TO ORDER** – A quorum was confirmed, and the meeting was called to order directly after the adjournment of the Special Rules meeting at 10:42 AM  
Directors Kate Wesner, Steve Sanders, Perry Baldwin, Christie Evenson and Brian Butler and Jeff Green representing Capital Realty Advisors were in attendance.

**APPROVAL OF MINUTES**

The minutes from the Special Rules Meeting and the Directors meeting held on October 5, 2021, were reviewed and a motion to accept as submitted was made seconded. The October 5, 2021, Special and Board of Directors meeting minutes were approved by a unanimous vote of the Directors.

**OFFICERS REPORTS**

**President** – Nothing new to report.

**Vice President** – Nothing new to report.

**Treasurers** – Perry reported that there were currently delinquent on payment of 4<sup>th</sup> quarter maintenance fees. Perry suggested to the Directors that a \$1,000.00 security deposit be added to requirements for new tenant's applying to reside at Greenwich and explained how the Security would protect the community from damages to Common Areas caused by tenants. Jeff suggested that Legal Counsel be consulted about how to implement that requirement.

**Secretary** – Nothing new to report.

**LIASON AND COMMITTEE MEMBERS REPORTS**

**Roof Replacement Committee** – Perry updated the Directors with information about the availability of Concrete Tile and Standing Seam Metal and the advantages that each offered. One important advantage which is important is that metal installation is quicker than for Tile.

**Legal Committee** – Kate reported that she had discussed progress on the Association law suits with Attorney Green. She will update the Board when reports are received from the Attorney. The Attorney has recommended that details and progress be kept confidential because the lawsuit is ongoing.  
Perry stated that any public information is available on the County Court Records website.

**Irrigation** – Perry reported that our system was operating properly.

**Lease and Sale Review** – Kate reported that the committee had approved new and renewal leases since the last report.

Perry proposed that Security Deposits be required from all tenants leasing homes in the Association. He also proposed a change that for Owners living in their homes, they could rent a room subject to applying and other required documents.

Steve suggested that the Directors consider waiving the requirement for background checks and the fees for tenants who were renewing their existing leases.

**Lease and Sale Review – Continued** – Perry suggested that the Directors consider increasing the Application fees to \$200.00 per Applicant because when more than two applicants are reported on the cost exceed the current Application fee charged.

Based on a comment from a member of the Lease Review Committee, Jeff was directed by President Kate to look into other sources for cheaper background checks and report back to the Board.

**Architectural** – Steve reported on ARC activities including establishing ARC standards for Balcony Lights and Hurricane Shutters. Jeff requested that the committee establish the new standards, vote on them and share their details with the Board.

**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.

### **OLD BUSINESS**

**Trellises** – Kate Directed Jeff to obtain a price for rebuilding and installing new trellis.

**Roof Replacement** – Chairman Perry Baldwin had discussed this item during the Roof Committee Report.

### **NEW BUSINESS**

**Architectural Standards** – Chairman Steve reported that he will provide the standards for the Balcony Lights ad Hurricane Shutters after receiving affirmative votes to do so from his committee members.

**RESIDENT FORUM / CORRESPONDENCE** – Jeff reported that no correspondence from Residents had been received. No members remained at the meeting.

### **NEXT BOARD MEETING / ADJOURNMENT**

The next scheduled Board meeting will be scheduled for December 14, 2021.

There being no further business, a motion was made and approved to adjourn the meeting at 12:54 AM

**Respectfully Submitted,**

Jeff Green, LCAM for the Association.