

**GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**May 10, 2022 – 6:30 PM - Via Zoom**

**CALL TO ORDER** – A quorum was confirmed, and the meeting was called to order at 6:30 PM. Directors Kate Wesner, Steve Sanders, Perry Baldwin, Christie Evenson and Jeff Green representing Capital Realty Advisors were in attendance. The meeting notice and agenda were posted in a conspicuous location and on the Associations web-site.

**APPROVAL OF JANUARY MINUTES** – The minutes for the January 31, 2022, meeting were reviewed. There were no corrections and a Motion to Approve the minutes as submitted was made to approve the minutes as submitted by Kate and seconded by Steve. Minutes were approved by a unanimous vote.

**OFFICERS REPORTS** –

**President**- Kate reported that was going smoothly and Committee Chairman will report further under the committee reports.

**Vice President** – Steve reported that he was inspecting the light fixtures and asked the Board to consider replacing the fixtures as part of the building painting.

**Treasurer** – Perry reported on the Associations Financial position as of April 30, 2022.

**COMMITTEE REPORTS**

**Roof Committee** – Chairman Perry reported that all roofs have been dried in and the barrel tile buildings were completed.

Flat tile delivery is scheduled between now and August. Change order for extra Insurance, additional screws in tile and were rejected because sufficient insurance was in place and the additional installation of screws exceeded the Building Code requirements.

A change order to Paint and fill holes in the fascia was approved before the new gutters could be installed and time is of the essence that the fascia is painted before the gutters can be installed.

The fascia painting project is now out for bid, and it is anticipated that the project will cost approximately \$35,000.00+/-.

A **motion** was made to approve painting the Fascia at the estimated price not to exceed \$35,000.00 by Kate. The motion was seconded by Steve and approved by a unanimous vote.

**Irrigation Committee**- Perry reported that he was aware of problems and Jeff was working to get them resolved. Jeff reported that because Revival Landscape did not have access to or the ability to correct problems in the Loxahatchee Sewer District computer, he was working to negotiate a contract with Treasure Coast Irrigation who takes care of all other common areas in the ABACOA POA.

**Legal Liaison** – Kate reported that the POA law suit against the Greenwich master Association was moving into a Court ordered mediation and there will be more to report at the July Board meeting.

**Abacoa / Town of Jupiter** – Jeff reported on news received from the Abacoa POA , He reported that the new President of the POA Board is Troy Holloway from the Island. Work is being done to build a road that will intersect with University Blvd

**Lease and Sales** – Kate reported that there were currently 28 leased homes in the POA and there had been 3 new sales reported. Various issues pertaining to leased properties were discussed. Perry made a **motion** regarding the enforcement of Leasing rules. There was no second and the motion died.

**MANAGERS REPORT** – Jeff reported on issues affecting the Association, projects ongoing or finished and violations. He asked the Board when they wanted to turn off the pool heat and the Board unanimously approved shutting off the heat effective immediately.

Jeff asked that the Board ratify the new contract with Total Life Safety for monitoring the alarms and maintaining the fire sprinkler system.

Perry Made a motion to ratify the contract which was seconded by Kate and carried by a unanimous vote.

### **OLD BUSINESS–**

Capital Contributions – Tenants Deposits – Lease Rule to allow owners of Mixed-Use Units were discussed. Capital Contributions will be discussed when the Governing documents are amended with changes.

Perry Made a motion to require a \$500.00 tenants deposit which be refundable if no damages or problems were caused by tenants during their stay at Greenwich POA. Kate seconded the motion and Christie voted in favor of the refundable deposit. Steve was not in favor of the motion. The motion was carried, and Jeff was instructed to add that required deposit to the Lease applications.

Changing the Lease Rules to allow owners of Work Live units to rent a room on the second floor to a roommate. Jeff advised the Board that the change to the recorded lease rules should be reviewed by the legal counsel before it is implemented.

Kate made a **motion** to require Back Ground and Credit checks on all purchasers effective immediately. The motion was seconded by Perry and carried by a unanimous vote. Jeff was told to include the requirement for Back Ground and Credit checks to the Purchase applications.

**NEW BUSINESS** Jeff presented a contract from Demaria Plumbing to conduct the mandatory inspections of Back Flow Valves on all 105 private homes. The Board discussed the cost to make extra repairs on the backflow valves found during the inspection. The contract included \$22.00 charges for repairing each leaking test fittings at the time of the inspection and sending proposals for any repairs needed after the fitting were repaired. After Discussion, a **motion** was made by Kate and seconded by Perry to pay for the Inspections already budgeted for in the 2022 Operating budget. Costs for any repairs to the Back Flow valve needed to get the valves certified as operational will be paid by the individual unit owners that the valve services. The motion was carried by a unanimous vote. Jeff told the Board that if the owners of the valves did not make repairs required to pass the inspection , the town would probably turn off their potable water supply.

### **ADJOURNMENT**

There being no further business, a motion was made and approved to adjourn the meeting at 9:10 PM.

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