

GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
July 19,2022 – 6:30 PM - Via Zoom

CALL TO ORDER – A quorum was confirmed, and the meeting was called to order at 6:33 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, emailed to all members and on the Associations website.

APPROVAL OF PRIOR MEETING MINUTES – The minutes for the May 10, 2022, meeting was reviewed. There were no corrections and a Motion to Approve the minutes as submitted was made to approve the minutes as submitted by Steve and seconded by Perry. Minutes were approved by a unanimous vote.

OFFICERS REPORTS –

President- Kate reported that a new platform for eblasts and latest updates was set up. Notices will be presented using the Mail Chimp platform.

Vice President – Steve reported that he was inspecting the light fixtures and deferred his report to new business when the lighting changes will be discussed.

Treasurer – Perry reported on the Associations Financial condition as of May 31, 2022. He reported that all second quarter maintenance fees were paid up to date.

COMMITTEE REPORTS

Legal Liaison – Kate reported that the POA law suit against the Greenwich master Association was moving into a Court ordered mediation on July 21, 2022 and there will be more to report at the next Board meeting.

Pool and Cabana – Kate reported that she was appointing member Joe King to the Pool Cabana committee. She reported that he had approached her and volunteered to watch conditions in the pool.

Roof Committee – Chairman Perry reported that the flat tiles were expected on the last week of July and Campany Roofing would install them on the remaining unfinished roofs as soon as they became available.

Irrigation Committee- Perry reported about details of a meeting held with other communities that shared the same irrigation water supply. It is hoped that all participants will employ the same contractor which will ensure that problems anywhere in the entire system will be corrected quicker.

Abacoa / Town of Jupiter – Kate reported that she had attended the last Property Owners Assembly meeting. Jeff added that information shared by the assembly alerted him to the fact that Greenwich POA streets had been excluded from the winter sweeping schedule.
The problem was addressed with the Town, and we are now included.

Lease and Sales – Kate reported on sales closed since the May meeting.

MANAGERS REPORT – Jeff reported on issues affecting the Association, projects ongoing or finished and that there were no open violations at this time.

OLD BUSINESS–

Board Vacancy – Perry asked the Board to consider appointing Taylor Bearfield the rest of the unfinished term vacated by Brian Butler. He explained that he spoke with her and believed her addition to the Board would be beneficial for the Community. After discussion a motion to appoint Taylor to the Board was made by Perry Baldwin and seconded by Kate Wesner. The Directors voted unanimously to approve the appointment of Taylor Bearfield the owner of 152 Greenwich Circle to fill the open chair until the 2023 Annual members meeting.

NEW BUSINESS –

Painting Contract - The Directors reviewed and discussed proposals to paint all 23 buildings received from 4 Painting and Waterproofing contractors. Perry covered details and differences between the proposals and recommended that the Contract be awarded to RCI (Rainbow Colors) Painting for a cost of \$232,475.00 using the Specifications provided by Benjamin Moore Paint Company with a planned start date of September 1, 2022.

A motion was made by Steve to award the contract to RCI Painting and seconded by Kate. The motion was supported by a unanimous vote of the Directors. The project is projected to take 10-12 weeks to complete.

Light Fixture Replacement – ARC Chairman Steve Sanders presented information to the Directors about replacing light fixtures that were in a deteriorated condition. A fixture that was highly similar to a style on buildings on Quarry Knoll Way and School House Rd. was proposed for installation on 67 of the 105 units at Greenwich. After discussion a motion was presented by Steve Sanders. Steve made a motion to replace all exterior light fixtures on 67 of the 105 homes using funds from the roof insurance settlement for an amount not to exceed \$50,000.00. The motion was seconded by Christie and carried by a vote of three in favor (Steve, Kate, Christy) and one opposed (Perry Baldwin).

55 homes will receive 3 new lights (Garage, Balcony & Front door). 12 homes will receive 4 new lights (Garage, 2 - Balcony & Front door). The homes with pre-existing light fixtures matching the new replacement lights will receive no lights until their light deteriorate at some point in the future.

ADJOURNMENT

There being no further business, a motion was made and approved to adjourn the meeting at 8:14 PM.

Next Meeting – September 13,2022

Respectfully Submitted - Jeff Green, LCAM for the Association.