

GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

September 13,2022 – 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, Taylor Bearfield 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.

Kate introduced Taylor Bearfield who was appointed to fill the vacant 5th chair on the Board of Directors. Taylor provided some back ground information about herself and the reasons she is excited to serve on the Board of Directors.

APPROVAL OF PRIOR MEETING MINUTES – The minutes for the July 19, 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 Taylor. Minutes were approved by a unanimous vote.

OFFICERS REPORTS –

President- Kate reserved her comments about her activities until the Committee Report portion of the meeting.

Vice President – Steve will report on his exterior light fixture replacement project as part the New Business item.

Treasurer – Perry reported on the Associations Financial condition as of July 31, 2022. He discussed what accounts the funds for painting , awning replacement and exterior lighting will be taken from.

COMMITTEE REPORTS

Legal Liaison – Kate reported that the mediation session between the POA and Master Association yielded an agreement that will be beneficial for the POA. Once the agreement is executed additional details will be provided.

Pool and Cabana – Committee Chairman Joe King was not present .

Roof Committee – Chairman Perry reported that two buildings remained unfinished, but crews will be working to finish all outstanding work.

Irrigation Committee- Perry asked Jeff to provide his update as part of the Managers report.

Abacoa / Town of Jupiter – Kate notified the Directors that if they were interested the Abacoa POA Board of Directors election was coming up and if any Director was interested in applying to run for a chair to contact her or Jeff for details.

Lease and Sales – Kate reported that there were no new Sales or Leases in August.

Painting Project – Perry reported that the painters were finishing the first two buildings on Regions Way and would be moving onto Cat Rock Lane in the next few days. Building inspections for warranty purposes will be conducted on the Regions Way buildings on Friday September 16th by Benjamin Moore paint representatives. Perry expressed concerns that Property owners were not removing their Balcony furnishings so that the painters could paint walls and railings.

MANAGERS REPORT – Jeff reported on issues affecting the Association, projects ongoing or finished and that there were no open violations at this time however he planned to submit non-Compliant landlords who were ignoring notices regarding lease renewal for Board action at the next meeting. Jeff explained that the irrigation system was operating more efficiently now that Treasure Coast Irrigation had taken over maintenance and monitoring of the system for the POA and Master Associations. He said that none of the 5 other properties getting water from the Master valve agreed to participate in a plan proposed at a July meeting and he would no longer be responsible for reporting when their flow was interrupted. If their break downs continue to affect the POA and Masters water supply he will report them to the Sewer District and Town.

OLD BUSINESS- There was no old business to be discussed.

NEW BUSINESS –

Canvas Awning Replacement - The Directors reviewed and discussed proposals received from 3 Contractors to replace canvas awnings installed over 38 Balconies on Community buildings. After reviewing the proposals Perry made a Motion to award a Contract to X-Pert Awnings to replace 38 awnings with conditions that frames would be painted only if needed and frames refastened if needed for \$28,500.00 plus \$100.00 each if frames required refastening. The motion was seconded by Kate and carried by a Unanimous vote of the Directors.

Light Fixture Replacement – ARC Chairman Steve Sanders presented information to the Directors about proposals received from contractors to replace 342 exterior light fixtures on 105 homes and the entrance to the Pool Cabana. Steve compared two proposals to purchase and install the new fixtures and recommended that a proposal received from Lighting Giants PB for a total of \$54,175.44 be accepted. The contractor projected that after the light fixtures were received from the supplier it would take between 3 and 6 weeks to finish the installation assuming that there were no interruptions beyond the contractor's control. Kate advised the Directors that legal counsel said that replacement of the light fixtures was the unit owners but because some were damaged in hurricane Irma the insurance settlement funds could be used. A motion was made by Perry and seconded by Kate to award the contract for Purchasing and Installation of the new fixtures to Lighting Giant PB for an amount not to exceed \$54,175.44. The Contractor will be paid \$25,000.00 at the time the light fixtures are purchased, \$15,000.00 when work starts and the remainder at the time when the installations are finished. The motion carried by a unanimous vote of the Directors.

Plants Causing Damage to Sewer lines – Kate discussed a problem being caused by plant roots clogging sewer lines for some of the homes in the Association. She reported that she had discussed with the Landscape Contractor a plan to remove all plants growing over the sewer cleanout areas and replace them with non-invasive plant material or river rock. The directors discussed the problem and possible solutions and Kate said that funds to correct the problem should be added to the 2023 Operating Budget

ADJOURNMENT

There being no further business, a motion was made and approved to adjourn the meeting at 8:18 PM.

Next Meeting – October 27, 2022

Respectfully Submitted - Jeff Green, LCAM for the Association.