

**GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 27, 2022 – Following Annual**  
**2023 Budget Meeting - Via Zoom**

**CALL TO ORDER** – A quorum was confirmed, and the meeting was called to order at 7:30 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 delivered to members via E-Mail and posted on the Associations website.

**APPROVAL OF MINUTES** – The minutes for the September 13, 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 Perry and seconded by Steve. Minutes were approved by a unanimous vote.

**OFFICERS REPORTS** –

**President** - Kate reserved comments until committee reports were given.

**Vice President** – Steve reserved comments until committee reports were given.

**Treasurer** – Perry presented information from the analysis of Association finances as reported in the September 2023 financial report.

**Secretary** – No Report

**COMMITTEE REPORTS** –

**Roofing Project** – Perry reported that the roof installation has been completed, the Jupiter Building Department has issued approved Certificates of Completion and the Associations engineers, and the contractor are discussing some final items and we are working towards a resolution and a final engineering inspection.

**Painting** – Perry reported that the work was progressing, and weekly inspections of work show that the painters are doing a good job. Perry discussed problems being encountered with painting the badly rusted front doors are making it obvious that owners will have to replace their doors before long. The painting company representatives have recommended considering fiberglass door replacements.

**Lighting Fixture Replacement** – Steve reported that Lighting Giants was in possession of the lighting fixtures and bulbs and would start installation which was estimated to take until December 15, 2022 on October 28, 2022. Jeff was told to provide Kate with the building numbers where the installation could start. Jeff said he would provide that information early in the morning on October 28, 2022. Steve was asked where the lights were stored, and he replied that they were at 1622 No. Congress Ave 33401 and that the rent for storage was \$500.00+.

**MANAGERS REPORT** –

Jeff presented his report which contained information on his activities and events since the last Board meeting.

**OLD BUSINESS** -

**Wind Mitigation Inspection** – Jeff was told to obtain a contract for an inspection in January 2023.

**New Business –**

**Fire Sprinkler Repairs** – After discussion the Directors agreed to have Total Life Safety make necessary upgrades listed in their August proposal to the Fire Sprinkler system at a cost of \$17,500.00

**Violation 146 Cat Rock La. -**