

GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 17, 2022 – 6:40 PM - Via Zoom
MINUTES

ESTABLISH QUORUM – CALL TO ORDER – 6:40 PM

Board Members Present:

Kate Wesner – Pres. Steve Sanders – V.P
Perry Baldwin – Treas. Christie Evenson – Sec.
Taylor Bearfield – Dir.

Board Members Absent:

Management Present: Jeff Green LCAM

APPROVAL OF PREVIOUS BOARD OF DIRECTORS MEETING MINUTES

A motion was made seconded, and carried by a unanimous vote to approve the September 13, 2022 meeting minutes as submitted

OFFICERS REPORTS

Treasurer - Perry asked the Board to ratify the adoption of the 2023 Operating Budget. The Board ratified and adopted the new budget by a unanimous vote.

COMMITTEE REPORTS

Roof - Perry reported on the Roof and Painting project.

Lighting - Steve reported on progress being made on the exterior light replacement project.

MANAGER'S REPORT

Jeff reported on a few outstanding issues. He also notified the Board that outstanding violations of Leasing rules had been cleared up.

OLD BUSINESS - Unfinished

Jeff asked the Board if they wanted to schedule the Wind Mitigation inspection for January in the event that it was required by Insurance carriers. Jeff was Directed to schedule the inspection for early January 2023.

NEW BUSINESS

Fire Sprinkler System Upgrades – Kate made a motion to approve moving ahead with the upgrades at a cost not to exceed \$17,200.00 which would be funded by General Reserves. Perry seconded the motion which was carried by a unanimous vote.

Sub-Terranean Termite Control – Kate made a motion to approve entering a contract to install a Sentrecon Termite Bait system around all buildings in the Association. Because a quote was received from Palm Coast Pest Control for \$22,953.00 the motion allowed for an amount not to exceed \$22,953.00. Jeff was instructed to obtain other proposals from contractors before signing with Palm Coast. Funds to pay for the new system will be taken from the General Reserves. The motion was seconded by Perry and carried by a unanimous vote of the Directors. Kate asked Jeff to prepare a notice to distribute to the residents about the new Sentrecon system and describing the bait stations.

ASSOCIATION MEMBERS COMMENTS.

Members spoke at the earlier Budget Meeting.

ADJOURNMENT – A **motion was made** by Steve and seconded by Kate to adjourn the meeting at 7:40 PM meeting was adjourned by unanimous vote . Next Meeting January 17, 2023

Respectfully Submitted by: *Jeff Green, LCAM*