

Board of Directors Meeting
Greenwich Condominium, Inc.
1470 NE 123rd St., North Miami, FL 33161
August 9th, 2012
7:00 PM

Those board members in attendance:

Gary McVay, President
Sonia Vinals, Vice President
Angela Conde, Secretary/Treasurer
Olga Castro, Director
Eva Gyepes, Director

Also present:

Elizabeth Perez-Garcia, Senior Association Manager, Caribbean Property Management
Albert Miranda, Comptroller, Caribbean Property Management
Beth Natland, Assistant Association Manager, Caribbean Property Management

A quorum being present Ms. Perez-Garcia called the meeting to order at 7:15 PM.

Upon a motion by Angela Conde, seconded by Eva Gyepes and unanimously carried, the reading of the May 1st minutes was waived.

Ms. Perez-Garcia brought up the matter of the new wall supporting the A/C cooling tower. Bill McCain, engineer, joined the meeting telephonically. A lengthy discussion ensued regarding the price as stated on McCain's invoice, his scope of work, and the price of the actual contractor who will do the work. Mr. McCain explained that it is not unusual for there to be cost overrides. (The actual job should cost app. \$20,000 to \$25,000 It could be slightly higher due to unforeseen circumstances.), and his fee is \$12,500.00. One of Mr. McCain's responsibilities is to find us three qualified contractors to bid on the job.

Sonia Vinals requested that the original engineering proposal be clarified so it is obvious that the cost is \$12,500.00, not double that amount. Mr. McCain agreed.

Upon a motion by Eva Gyepes, seconded by Angela Conde and unanimously carried the Board unanimously agreed to accept the proposal of W. F. McCain and Associates, Inc. with modifications so it is clearly evident that the cost is \$12,500.00.

Albert Miranda discussed the 2013 budget of which all board members had received a copy. Reserves were discussed. Upon a motion by Sonia Vinals, Seconded by Olga Castro, and unanimously carried the 2013 budget was approved. Ms. Perez-Garcia explained that the budget will be formally adopted at the annual meeting in November.

Upon a motion by Eva Gyepes, seconded by Angela Conde and unanimously carried, the Board voted that the card room is not to be rented out or used for parties or events of any kind due to the destructive nature of children and the noise they make in the lobby.

Elizabeth Perez-Garcia brought up the matter of the bids to change the fresh water pumps. Ms. Natland explained that the quote for \$7,242 was for two new pumps installed. The quote for \$24,316 includes the two pumps and also complete renovation of the pump room which is optional. Sonia Vinals requested that a third pump be ordered as a back-up and verification must be made that the installation of the new pumps include the proper piping.

Upon a motion by Eva Gyepes, seconded by Sonia Vinals and unanimously carried, the Board voted to accept the quote for the pumps only (currently \$7,242.00), with piping included, and the addition of a third pump for back-up.

Ms. Perez-Garcia brought up the matter of how poorly our current landscaping service is performing. She advised that she has worked with Global in many communities and they consistently do a good job.

Upon a motion by Sonia Vinals, seconded by Olga Castro and unanimously carried, the board voted to retain the services of Global Pest Control & Lawn Care Services at a cost of \$15,600.00 per year.

An updated bid was submitted by Migual Lopez, Inc., which is essentially the same as the one approved by the Board last year.

Gary McVay explained that as much as he personally would like to begin tiling the hallways, in infrastructure of the building comes first and the tiles will have to wait until next year. The Board agreed.

Upon a motion by Sonia Vinals, seconded by Olga Castro and unanimously carried, the meeting was adjourned.

Respectfully submitted,

Angela Conde
Secretary/Treasurer

Greenwich Association, Inc.
Budget Meeting
1470 NE 123rd Street
North Miami, FL 33161
December 13, 2011
4:00 PM

Board Members in Attendance:

Gary McVay, President
Sonia Vinals, Vice President
Angela Conde, Secretary/Treasurer
Jose Rizzo (via speakerphone)

Gary McVay called the meeting to order at 4:23 pm. Discussion ensued.

Upon a motion by Sonia Vinals, seconded by Jose Rizzo and unanimously carried,

The attached budget for 2012 was approved as submitted.

Upon a motion by Sonia Vinals, seconded by Angela Conde and unanimously carried, the meeting was adjourned at 4:53 PM

Respectfully submitted,

Angela Conde, Secretary/Treasurer

Minutes of Annual Meeting, Election of Directors and Organizational Meeting
Greenwich Association, Inc.
November 22, 2011
7:00 PM

The Meeting was called to order at 7:15 PM.

Board Members in Attendance:

Gary McVay
Sonia Vinals
Angela Rosario Conde
Olga Lucia Castro
Eva Gyepes
Jose Rizzo
Francisco Santa Ana

Also in attendance:

Elizabeth Perez-Garcia, Caribbean Property Management
Alberto Miranda, Caribbean Property Management
Beth Natland, Caribbean Property Management

Due to a lack of quorum present, there was no Annual Meeting. Since only six unit owners ran for office, they were automatically elected as Board Members.

The new Directors are:

Gary McVay
Sonia Vinals
Angela Rosario Conde
Olga Lucia Castro
Jose Rizzo
Rafik De Mello

At the Organizational Meeting the following officers were elected:

Upon a motion by Sonia Vinals, seconded by Jose Rizzo and unanimously carried, Gary McVay was elected President.

Upon a motion by Jose Rizzo, seconded by Olga Lucia Castro and unanimously carried, Sonia Vinals was elected Vice President.

Upon a motion by Sonia Vinals, seconded by Jose Rizzo and unanimously carried, Angela Rosario Conde was voted Secretary/ Treasurer.

Jose Rizzo, Olga Lucia Castro and Rafik De Mello are Directors.

There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted,

Angela Rosario Conde, Secretary/Treasurer

**Minutes of the Annual Meeting
Greenwich Condominium Association, Inc.
1470 NE 123rd St.
North Miami, FL 33161
November 13th, 2012
7:00 P.M.**

Board Members Present:

Gary McVay, President
Sonia Vinals, Vice President
Angela Conde, Secretary/Treasurer
Olga Castro, Director (via speakerphone)

Also Present: Elizabeth Perez-Garcia- Caribbean Property Management
Albert Miranda- Caribbean Property Management
Beth Natland-Caribbean Property Management

The Annual Meeting was called to order at 7:12 P.M.

There was no quorum to hold the annual meeting as not enough members were present or proxies received.

Meeting adjourned at 7:15

The Election Meeting was called to order at 7:20 P.M.

There was no election held because the number of candidate application forms received did not exceed the number of available positions on the Board.

The Directors for 2013 are:

Gary McVay
Sonia Vinals
Angela Conde
Olga Castro
Fernando Machado

It is convened that signers for all bank accounts will be Gary McVay, Sonia Vinals and Angela Conde.

Meeting adjourned at 7:30 PM

The Organizational Meeting was called to order at 7:31 P.M.

Sonia Vinals made a motion to appoint Gary McVay as President of the Board. Angela Conde seconded the motion. All in favor, motion was carried.

Olga Castro made a motion to appoint Sonia Vinals as Vice President of the Board. Angela Conde seconded the motion. All in favor, motion was carried.

Sonia Vinals made a motion to appoint Angele Condo as Secretary/Treasurer of the Board. Fernando Machado seconded the motion. All in favor, motion carried.

The remainder members will be Directors of the Board.

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Angela Conde
Secretary/Treasurer