

**GREENWICH ASSOCIATION
BOARD OF DIRECTOR'S MEETING**

Date: January 24, 2025

Time: 5:30 PM

Location: Greenwich's Association Main/Manager's office

Call to Order:

The meeting was called to order by the President, Donna McVay at 5:40 PM.

Establishment of Quorum:

A quorum was established with Donna McVay, Nilton Tavarez, and Mike Traboulay present, and Cristian Verdugo and Maria Werlau participating via Zoom.

Motion on 2025 Renewal Insurance Premiums:

Alec Sanchez and Amanda Slemaker, Vice Presidents at Brown & Brown (insurance brokers), provided an overview of the 2025 Brown & Brown Renewal Premiums and addressed questions regarding the quotes.

A motion was made and unanimously passed to approve one of three proposals, submitted by Shield Indemnity (Morstan, as recommended by our Brown & Brown brokers, at an annual cost of \$553,401 and to enhance the general liability coverage, as specifically assault and battery protection, at an additional cost of \$2,667.50.

Manager's Report:

Orlando Arrom, the Manager, provided updates on various topics, including: maintenance and repairs such as garage gate, bulk waste disposal, cooling tower, roof inspection and a water leak, vendors, financial administration, and fire safety.

Water Heater Restoration:

Donna McVay presented a motion, seconded by Mike Traboulay to approve the following:

1. Replacement of the water heater at a cost of \$18,397.
2. Continuation of services with CDA Renovation Corporation for the installation of a boiler at a cost of \$22,905.30, plus applicable permit fees, subject to warranty conditions. It was approved unanimously.

Pipe Replacement:

Nilton Tavarez presented a motion, seconded by Mike Traboulay to approve a proposal from CDA for the replacement of the generator pipe connected to the main water line. This measure aims to prevent future leaks at a total cost of \$5,135.39. It was unanimously approved.

Authority on 40-Year Recertification Work:

Maria Werlau presented a motion, seconded by Donna McVay, to grant authority to Donna McVay and Maria Werlau, jointly, to approve Change Orders and Payment Applications related to the 40-year recertification work, contingent upon prior review and approval by the engineer-consultant, Juan Tomás Sánchez, and the Property Manager, Orlando Arrom. It was unanimously approved.

Adjournment:

Mike Traboulay presented a motion to adjourn, seconded by Nilton Tavarez. With all in favor, the meeting was adjourned at 7:00 PM.

Minutes Submitted By:

Cristian Verdugo,
Secretary of the Board

A handwritten signature in black ink, appearing to read 'Cristian Verdugo', with a horizontal line extending to the right.