

Board of Directors Meeting
Greenwich Condominium, Inc.
1470 NE 123rd St., North Miami, FL 33161
February 11, 2014
7:00 PM

Those board members in attendance:

Gary McVay	President	Yes
Sonia Vinals	Vice President	Yes
Angela Conde	Secretary/Treasurer	Yes
Olga Castro	Director	Yes
John Morris	Director	Yes
Stephan Zak	Director	Yes
Fernando Machado	Director	No

Also present:

Elizabeth Perez-Garcia, Senior Association Manager, Caribbean Property Management, Inc.
Albert Miranda, Accountant, Caribbean Property Management, Inc.

A quorum being present, Gary McVay called the meeting to order at 7:05 PM.

Angela Conde motioned to approve minutes, John Morris seconded.

Albert Miranda then gave the Receiver's Report and advised that on total CPM had collected over a \$150,000 in collection. Albert Miranda gave financial and advised that the amount in the bank was \$218,000.

Gary Mcvay advised that the association was dealing with Watertone and John informed at a meeting with legal counsel and that we agreed to \$85,000. It is to be paid over 15 months with zero interest.

The gates wanting to be installed by Watermark were discussed and the possibility of the garage.

Unit owner #906 stated vehicle damage. We need to contact Batista.

Angela Conde motioned to establish a screening committee, John Morris seconded motion, amended to have three members with alternates, motion passed.

Sonia Vinals motion, Olga Castro seconded motion to establish a rental deposit with a \$1500.00 refundable deposit for renters. Olga Castro, Angela Conde, John Morris said yes, all other said no, motion passed.

Send occupant information sheet under the door to all residents.

Discussion ensued as to the transfer of managers and it was informed that the new office manager would be Raul Perez.

There being no further business, the meeting was adjourned at 9:45 pm.

GREENWICH CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

JULY 21, 2014

MINUTES

Regular meeting of the Board of Directors of Greenwich Condominium Association, Inc., a not for profit corporation organized and existing under the laws of the State of Florida, was held on July 21, 2014.

1. Attendance:

Present	Name.....	Title.....
a) Yes	Gary McVay	President
b) Yes	Sonia Vinals	Vice President
c) Yes	Angela Conde	Secretary/Treasurer
d) Yes	John Morris	Director
e) Yes	Stephan Zak	Director
f) No	Olga Castro	Director
g) Yes	Elizabeth Perez-Garcia	Association Manager CPM
h) Yes	Albert Miranda	Comptroller/Accountant CPM
i) Yes	Raul Perez	Asst. Assoc. Manager CPM

2. Location: 1470 NE 123rd St., North Miami, Fl 33161.

3. Meeting called to order at 7:02 PM.

4. Quorum was established.

5. Albert Miranda gave the financials and the receiver report.

6. It was mentioned that unit 411 has four (4) dogs. One is believed to be a pit-bull.

7. The lights and cameras were discussed and it was agreed to ask if Industrial Electrical a power surge can be installed for the cameras.

8. Elizabeth Perez Garcia gave the Manager's Report which included the proposal of SWAYSLAND at a cost of \$2750.00. The proposal was discussed and found to be a fair price. Requested to forward to Attorney Hyman to confirm the approval of Watertone. Also contract to be written under both association names.

9. Request was made to send a second letter to Rafik De Mello and ask the removal of his tenant due to the constant violations.

10. Proposals for 1st floor tile were discussed. Only one proposal showed up in the office when there were others which were misplaced or discarded. Request was made for management to

GREENWICH CONDOMINIUM ASSOCIATION, INC.

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request proposals again for board approval.

11. Parking violations were discussed at length. Sonia motion to appoint Lidia Cuhna as parking patrol/enforcement and to add to the towing company and to post a letter advising of the same in the elevators and under the doors that it will begin within two (2) weeks. John seconds the motion. Motion carried unanimous.
12. Gary gave an explanation as to the status of the agreement of the renovations between Watertone and Greenwich 1.
13. Unit owners advised that the lights at the front entrance had not been working. Management was requested to send a letter advising the concern for the lack of lighting and the potential safety hazard to our residents.
14. Being no further business to discuss, motion was made by John, seconded by Stephan to adjourn. All in favor. Motion carried.
15. Meeting was adjourned at 8:10 pm.