

**GREENWICH ASSOCIATION
BOARD OF DIRECTORS MEETING**

Date: February 12, 2025

Time: 7:00 PM

Location: Social room, 1st Floor

Call to Order:

The meeting was called to order by the President, Donna McVay, at 7:00 PM.

Establishment of Quorum:

A quorum was established with Donna McVay, Nilton Tavarez, Mike Traboulay, Maria Werlau, and Rafik Melo present, and Cristian Verdugo via Zoom. At the establishment of quorum, Francisco resigned due to not having enough time to fulfill his duties.

Agenda:

1. ATT Bundle Price for Phone Services:

- Maria Werlau made a motion to accept the ATT bundle price for phone services at \$23.51 per month for phone, voicemail, and fax link.
- Motion proposed by Nilton Tavarez, seconded by Rafik Melo.
- Unanimously approved.

2. Hurricane Shutter Reinstallation:

- Maria Werlau proposed hiring a contractor to reinstall the hurricane shutters that were removed from the units in order to undertake the restoration work, as long as they were properly authorized by the Association and had a permit from the city.
- Motion proposed by Maria Werlau, seconded by Mike Traboulay.
- Unanimously approved.

3. Weather Wall Repairs for 40-Year Recertification:

- Maria Werlau proposed that the Property Manager take into account the circumstances of each apartment requiring a weather wall for the 40-year recertification work and make the necessary repairs to fulfill the Association's responsibilities, as consulted with the Association's legal counsel. Additionally, the Property Manager will consult with the Board on any situations requiring further discussion.
- Motion proposed by Maria Werlau, seconded by Nilton Tavarez.
- Unanimously approved.

4. Tree Removal:

- Maria Werlau proposed that the Property Manager hire one of the two vendors whose quotes were discussed in the meeting for the removal of two trees.
- Motion proposed by Maria Werlau, Motion seconded by Mike Traboulay.
- Unanimously approved.

5. **Departure:**

Mike Traboulay left the meeting at 8:39 PM.

Adjournment:

Donna McVay made a motion to adjourn the meeting, seconded by Nilton Tavarez. With all in favor, the meeting was adjourned at 9:03 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 from the end of the signature.