

Greenwich Association, Inc.

Minutes of the Board Meeting

June 11th, 2019

7:00 PM

Meeting minutes of June 11, 2019 meeting came to order at 7:05 pm in the card room of Greenwich Association located at 1470 NE 123 Street, North Miami, FL 33161.

Board members present: Lynn Anderson; Vice President, Angela Conde; Treasurer, Michael Traboulay; Secretary, Stephan Zak; Director, Maria Werlau; Director, and Junior Souza; Director.

Sunrise Management present: Jay Pietrafetta and Jorge Hernandez

Previous minutes were not read because they were unavailable. Jorge Hernandez explained that the minutes will be read on the following meeting as well as the minutes for this meeting.

Jay Pietrafetta read the financial report created by Caribbean Management. He spoke about future discussions with board in reference to future projects and rebuilding bank funds. Jay explains the different ways maintenance checks can be received, of the accounting firm (Juda Eskew & Associates, P.A.) and how they are working to straightening the mistakes made by someone else. Jay spoke about a full-time maintenance personnel working on the building, Jonathan Cons. Jorge Hernandez spoke about the ACH form. He explained that he has copies of the ACH form if anyone wants to sign up to automatic withdraw of their maintenance fees.

Lynn Anderson spoke of the new business which is filling a position on the board. She asked for any nominations from the Board. Jay explained to everyone that vacancies in the board are fill by the Board of Directors through nomination. Stephan Zak made a motion to nominate Cristian Verdugo. Cristian accepted the nomination and Angela second. Junior Souza made a motion to nominate Francisco Santana. Francisco accepted the nomination, there was no second. Maria Werlau would like to know the nominees intention on the board and their qualifications. Jay spoke about the election of the board this coming November. Francisco and Cristian spoke a little of themselves. No other nominations were given. Jay gave a brief description of what a director's duties are. The Board of Directors told everyone their title on the board because an owner asked. Jay explained that once the nominee is seated the board has to do an organizational meeting to nominate the Vice Presidents seat; he said it would not be a new seated director. The board voted on which nominee they were going to choose. Cristian received four "AYE", Lynn, Angela, Michael, and Stephan. Francisco received one "AYE", Junior. Maria abstained due to the lack of knowledge of both nominees. Cristian won the nomination vote on the board, four to one. Jay spoke a little about how the association's documents and the Florida Statues operate.

Lynn explained about old business, the fire inspection and what Sunrise Management staff are doing and have done. Jorge explained that the fire inspections are annual and that we would be prepared for the next inspections.

Jay spoke about Sunrise Management's hurricane preparation packet. Spoke about creating a list of residents who are home bound or in wheelchairs in case of evacuation.

Greenwich Association, Inc.

Owners brought their issues to the floor. They spoke about leaks, unapproved construction in units, cut AT&T cables, moving in without approval, ProMax, parking, gate entrance, falling concrete in the parking garage, roach problem, and other stuff that the previous management company was not doing. Jay explained that residents have to communicate with Jorge if something is being done illegally so that Jorge can address the issue. Jay gave a brief comment on the ARC form (Architectural Form). Jorge explained that he is not the previous manager; if someone reports an unapproved construction he will address it with the unit. Angela and Lynn explained that the parking spaces were assigned to the units. Lynn explained to the floor that they have to be a bite self sufficient when it comes to parking. Lynn told the floor to make a note of the time they see an incident. That way Jorge does not need to spend X amount of hours looking for something in the cameras. Angela spoke about the date that Avesta was planning to open the front gate and close the back gate. She also explained that she spoke to the manager at Avesta and they are still missing signs directing residents and/or visitors in what lane to enter.

Michael made a motioned to adjourn at 8:24 pm and Lynn second.

MICHAEL TRABOULAY SECRETARY.

Traboulay 8/4/19

Greenwich Association, Inc.

Minutes of the Board Organization Meeting June 26th, 2019 7:00 PM

Meeting minutes of June 26, 2019 meeting came to order at 7:03 pm in the card room of Greenwich Association located at 1470 NE 123 Street, North Miami, FL 33161.

Board members present: Lynn Anderson; Vice President, Angela Conde; Treasurer, Michael Traboulay; Secretary, Stephan Zak; Director, and Christian Verdugo; Director

Sunrise Management present: Jorge Hernandez

Lynn Anderson opened the meeting and asked if anyone had a nomination for Vice President. Michael Traboulay nominated Stefan Zak for the open position of Vice President. There were no other nominees for Vice President, Angela Conde second and the rest of the board present agreed. Lynn Anderson proceeded to ask for a nomination for President. Michael Traboulay nominated Lynn Anderson for the open position of President. There were no other nominee for President, Stefan Zak second and the rest of the board present agreed.

Lynn Anderson made a motioned to adjourn at 7:07 pm and Stefan Zak second.