

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, November 13, 2006 at 4:00p.m.
Location: Greens Cay Pool Area

A quorum was established by those present; Ricky DiDonato, Robert Fuzy, Edward Cole, Steven Frampton, Anthony Zappone, Grace Robbins and Sally O'Day. Nadine Inglis was the representative from Bristol Management and Christine Di Renzo to record meeting minutes.

President, Ricky DiDonato called the meeting to order at 4:00p.m.

Meeting Minutes: Tony Zappone made a motion to approve the October 2006 meeting minutes as written. Motion second by Robert Fuzy, motion accepted by all.

Financial Report: Attached.

Loan Payoff: The Board agreed to wait until December to see what funds were available for the loan pay off.

Committee Reports:

Landscape Committee Report: Tony Zappone reported again that the irrigation clocks have been turned back to water less time per zone and reported that the landscape material appears to be doing well. Tony Zappone would like to put Sago Landscape on notice regarding the pest control and the responsibility of the company finding the problems and treating what they find. For example the Bismark palm was lost previously with Seacrest Services because they never treated the tree.

Pool Area: Steve Frampton reported that the tiles around the sink and cabinets were repaired by Rich.

Old Business:

Frank Douglas Lease: Ricky DiDonato reported that a lease has not been submitted; however he did visit the community and explained his situation that the tenant will be renewing the lease for a one year term.

Violation Letters: There has been little response to the first notices sent out for the violations. The Board has requested that the second letter include several options for vendors.

Prime Management Invoices: The Board agreed that they do not owe Prime Management any money for previous services; therefore the invoices will not be paid.

Jupiter Plumbing Invoice: The Board agreed that Jupiter Plumbing although performed the work they invoiced, the work was not authorized. The Board has agreed to only pay \$245.00 for the work and Nadine Inglis agreed to pay the remained balance. It has been noted to not use Jupiter Plumbing in the future.

New Business:

Proposed changes to Covenants: There were not enough proxies received to pass the proposed amendments. A ninety day proxy will be sent out in January for the same proposed amendments.

Holiday Decorations: A motion was made to approve the proposal from Sago Landscape to install holiday lights on the palm trees not to exceed eight (8) hours of work. Motion accepted by all.

Animal Traps: Ricky DiDonato made the recommendation that the animal traps be removed from the property.

Resignation: With regret Ed Cole submitted his resignation from the Board of Directors. A motion was made to accept Ed Cole's resignation, second and accepted by all. Robert Fuzy made a motion to appoint Grace Robbins to the Board of Directors, motion accepted by all.

With no further business to discuss the meeting was adjourned at 5:30p.m.

Respectfully submitted,

Christine Di Renzo, Bristol Management Services, Inc.