

Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, March 27, 2006 at 4:00p.m.

Location: Greens Cay Pool Area

A quorum was established by those present; Ricky DiDonato, Edward Cole, Robert Fuzy, Sally O'Day, Steven Frampton, Anthony Zappone, Ken Didsbury. 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.

Steven Frampton made a motion to change the meeting times from 4:00p.m. at the pool area to 4:30p.m. at Bristol Management Office. The Board agreed to keep the meeting time at 4:00p.m. and change the location to Bristol Management Office.

Meeting Minutes:

President, Ricky DiDonato made a motion to approve the February 2006 meeting minutes as written. Motion passed all in favor.

Financial Report:

Treasurer, Edward Cole gave an overview of the February 2006 Financials, Current assets are 11,727.14 and the total Liabilities is 47,236.00, report is attached. Edward Cole also discussed the line of credit which the Association is carrying an amount of \$7,562.00. Edward Cole made the recommendation that the remaining amount be paid off, The Board unanimously approved to pay the line of credit. Edward Cole provided a brief explanation of the 2005 & 2006 Budgets relative to the hurricane expenses, report attached.

Landscape Committee Report:

Jill from Sago has been on the property to assist in the planning to improve the landscaping around the pool area. Jill is working on proposals to remove the viburnum and install ficus hedge around the pool area fencing. There are three residents which need to have trees installed on their property to replace the large oak tree that was removed. Nolan would like another oak tree and O'Day and Michael would like a palm tree installed instead of another oak tree. The landscape committee will obtain prices from a nursery. It was discussed that beneath Didsbury's fence it is bare and sod needs to be installed, Ken Didsbury agreed to have sod installed. According to the January meeting minutes, Steve Frampton has a palm tree that needs to be removed and the stump grind down, the landscape committee will speak to Sago regarding the matter.

Violation Committee Report:

17032 Traverse Circle: Owner has repaired the garden; however they have not painted the side of the garage. Call the homeowner to see if this has been scheduled. 17074 Traverse Circle: Driveway needs to be painted. 17068 Traverse Circle: Look at the dead or dying tree in the yard to see if the tree needs to be removed, President, Ricky DiDonato will speak with the resident. 17023 Traverse Circle: Owner has been sent notice to have the rear yard maintenance taken care of within 15 days from the date of the letter.

Old Business

Social Calendar: Treasurer, Edward Cole would like to postpone the Farewell Party to April 18th.

New Business

Committees: Director, Sally O'Day and Joan Ashplant have volunteered to be the Hospitality Committee. President, Ricky DiDonato will speak to Grace Robbins about being the Nominating Committee.

Tree Trimming: The board requested Nadine to obtain bids to have the trees trimmed on the inside prior to hurricane season. Sago will perform the trimming of the palm trees.

DCB: 17027 Traverse Circle has submitted a request to paint his home Pale Almond and the trim quaker white. Application was approved and signed by President, Ricky DiDonato.

Roadways: The Board agreed to have Nadine schedule the cleaner to come and demonstrate the cleaning of the roadways at the April Board meeting.

Bayside Exterminating Contract: Director, Ken Didsbury made a motion to accept the contract for a six (6) month trial period and a contract extension will be made if needed at the end of the six (6) month period. Director, Sally O'Day Second, Motion passed all in favor.

Guest Parking: The Board is considering options regarding the guest parking within the community.

Pet Restrictions: The Board is exploring the idea of the membership voting to pass an Amendment to change the pet weight restrictions to increase the weight limit from 25 pounds. Nadine Inglis will provide the Board with the proper language for the Amendment to be mailed to the membership.

President, Ricky DiDonato has requested Bristol Management to post meeting minutes on the website. Bristol Management will advise the Board of the cost to post the meeting minutes.

With no further business to discuss the meeting was adjourned at 5:19p.m.

Respectfully submitted,

Christine Di Renzo
Bristol Management Services, Inc.