

Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, June 12, 2006 at 4:00p.m.

Location: Greens Cay Pool Area

A quorum was established by those present; Ricky DiDonato, Robert Fuzy, 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.

Meeting Minutes: Tony Zappone made a motion to approve the May 2006 meeting minutes as written. Motion second by Ken Didsbury, passed all in favor.

Financial Report: Treasurer's report not available. The financials were reviewed and it was reported that the settlement was paid in the amount of \$7,000.00 to Duane Thomas. The remaining amount of \$6,428.00 to be applied to retained earnings. Robert Fuzy made a motion on the recommendation of the Treasurer to make a loan payment in the amount of \$7,000.00 from the reserves. Motion second and passed all in favor.

Landscape Committee Report: Tony Zappone reported that Sago Landscape trimmed the landscape material today and they continue to do a good job. It was noted that Jason's Arbor Care did a great job with the tree trimming. Ken Didsbury made a motion to let the ficus hedge around the pool area grow to the height of one foot above the fence, second by Anthony Zappone, passed all in favor.

Old Business:

Violation Update: A walkthrough inspection of the back yards and back side of the homes was conducted by Nadine Inglis and Ricky DiDonato. The homes are in good condition with the exception of one home with a torn screen. A letter was sent to 17032 Traverse Circle requesting the screen be repaired. There are several areas of grass that may have chinch bugs, due to lack of irrigation, which Sago Landscape is checking the homeowner's irrigation systems. 17050 Traverse Circle is parking a truck in the driveway overnight and may be subleasing the unit to a tenant that also has a truck which is being parked in the driveway; Nadine Inglis will research the situation. 17070 Traverse Circle has a renter in the unit that has a dog and are running a business out of their home and leaving the garage door open. The Board requested the attorney be contacted for advice.

Proposed changes to Covenants: The Pet restriction changes to the Documents received 27 ½ votes in favor, which has passed the changes to delete the weight restriction for household pets. Amendment passed. The Parking restrictions received 24 votes in favor, which is a majority vote to restrict the parking to allow for Overnight Guest Parking within the driveway only of the Guest Parking Lot is full to capacity. A newsletter will be mailed to the membership including an overview of the changes to the Covenants and Rules and Regulations.

New Business:

Pool Area: Steven Frampton reported that the electrical box is rusted out and the inside panels need to be replaced and the outside needs to be painted. A proposal was submitted by BP Electric and reviewed by the Board. Nadine Inglis will obtain another proposal from Bill Gilbert Electric for the repairs. The pool furniture is beginning to deteriorate and a proposal was received by Baron's Patio to re-strap and refinish the existing furniture. Nadine Inglis will obtain a proposal to refinish and re-strap the furniture from Patio and Poolside. A decision was tabled.

Banking: Robert Fuzy made a motion to change banks and transfer the Association's accounts to Anchor Bank, motion second, and passed all in favor. New signature cards were signed.

With no further business to discuss the meeting was adjourned at 5:35p.m.

Respectfully submitted,

Christine Di Renzo

