

Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, April 24, 2006 at 4:00p.m.

Location: Greens Cay Pool Area

A quorum was established by those present; Ricky DiDonato, Robert Fuzy, Sally O'Day, Steven Frampton, Anthony Zappone, Ken Didsbury. Christine Di Renzo was the representative from Bristol Management.

President, Ricky DiDonato called the meeting to order at 4:30p.m.

Meeting Minutes:

Tony Zappone made a motion to approve the March 2006 meeting minutes as written. Motion second by Sally O'Day, passed all in favor.

Financial Report:

Treasurer's report not available.

Landscape Committee Report:

Tony Zappone reported that Sago Landscape trimmed the landscape material today. Tony noted that all vegetation should not be touching the homes whether it is blooming or not. Tony also mentioned that the Robbins residence has a half dead tree that needs to be looked at.

Old Business:

Tree Trimming: The tree trimming bids from Jason's Arbor Care and Only Trees were reviewed. Tony made a motion to approve Jason's Arbor Care if he can meet the standards of cleanup procedure. Motion second and passed all in favor.

Violation Update: Report attached. 17032 Traverse Circle needs to repaint the side of the garage wall. 17024 Traverse Circle needs to do fence repairs; Ricky spoke to the homeowner regarding the replacement of the fence.

Proposed changes to Covenants: The changes were reviewed by the Board. Ken Didsbury made a motion to remove "custody" and replace with "control". Motion second by Robert Fuzy, passed all in favor. A motion was made to keep the parking language and the proxy with the changes and mail out to the membership. Motion second. Passed all in favor.

Restripe the roadway/parking area: Mike Nee submitted a proposal to clean and restripe the roadway and parking area. Ken Didsbury made a motion to approve Mike Nee's proposal to paint lines on the roadway and parking area. Second by Sally O'Day. Passed all in favor.

Roadway Cleaning: Network Contracting gave a demonstration of cleaning the roads. The Board has requested a second bid to be submitted by Network Contracting for ongoing maintenance.

Website Costs: The list of costs was reviewed.

New Business

Rental/Resale Forms: Board reviewed the forms and agreed that they were okay to use.

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

Respectfully submitted,

Christine Di Renzo
Bristol Management Services, Inc.