

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, October 23, 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, 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.

Resignation: With regret Ken Didsbury has submitted his resignation from the Board of Directors. A motion was made to accept Ken Didsbury's resignation, second and accepted by all.

Open Forum: Peter VanBuren requested an extension for the replacement of the palm tree in the rear yard of his home to see if we can find a party responsible for trimming the palm tree (sometime in June 2006) which led to the deterioration of the tree. The extension was granted by the Board of Directors and requested that the Golf Course maintenance be contacted to see if they are responsible for trimming the palm tree.

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

Financial Report: Attached.

Budget Draft: A motion was made to approve the draft budget prepared by Ed Cole. Unanimously passed. The budget will be formally adopted at the next Board meeting. Ed Cole made a motion to pay off the loan down to \$1,000.00, second by Tony Zappone, motion second and accepted by all.

Old Business:

Violation Letters: The Board reviewed the violation letters, which were sent out as a result of the follow up property inspection. Ed Cole suggested that the letters state a deadline for the violations to be corrected and request that the homeowner respond to letter within 10 days of receiving the letter as well as giving the unit owner an option of vendors to contact to have the violation resolved.

Landscape Committee Report: Tony Zappone reported that the irrigation clocks have been turned back to water only ten (10) minutes each zone.

Pool Area: The Board discussed whether to purchase new pool furniture or to re-strap the current/original furniture. Tony Zappone made a motion to approve the purchase of new pool furniture, accepting the proposal from Patio and Poolside. Motion second by Robert Fuzy, Ricky DiDonato, Sally O'Day, motion passed. Ed Cole is undecided. Steve Frampton is against the motion.

New Business:

Proposed changes to Covenants: The Board reviewed the Proxy containing a vote for Fining; Lease period, Single Family Use. The Board addressed changes to be made to the Proxy and mailed out again. The revised Proxy will be mailed out with an explanation of the changes.

Roadway Cleaning Bid: A motion was made to accept the proposal from M& H pressure cleaning to clean the roadways quarterly.

Sales/Lease Application: Ed Cole suggested that two Board members be present to conduct the interview for applicants prior to approval. Change was made to item number 6 on the application.

With no further business to discuss the meeting was adjourned at 5:31p.m.

Respectfully submitted,
Christine Di Renzo, Bristol Management Services, Inc.

APPROVED