

**Greens Cay Homeowners Association, Inc.**  
**Annual Meeting of the Membership**  
**and Election of the Board of Directors Meeting Minutes**

**Wednesday, March 2006 at 4:30PM**  
**Location: Greens Cay Pool Area**

A Quorum was established by proxy and by person.

President Anthony Zappone called the meeting to order at 4:00PM.

**Guest Speakers:**

President Anthony Zappone introduced John Wagner from JL Security. John Wagner gave a brief summary of the 2005 year in regards to the Security team; they reported that there were no burglaries; however there were several reported incidents in which items were stolen from homes when the garage doors were left open, JL Security encourages homeowners to make sure their garage door is closed when not in use. Sally Henn from the JL P.O.A. spoke briefly regarding the mailing to the homeowners regarding the P.O.A. Documents. The P.O.A. Board of Directors would like to perform housekeeping of the Documents as well as Bylaw changes. Sally Henn encourages every homeowner to vote. Bill Thompson spoke on behalf of the Golf Club, he expressed the importance of the Club Membership and the achievements the Club has made in 2005, including 43 new members, he introduced a new Sports Membership that will be available soon to the homeowners, the breakfast had 300 or more in attendance, and the JL Channel now includes golf and tennis tips including a new commercial being aired several times a day.

**Financial Report:**

Attached financial report provided by Treasurer, Edward Cole.

**President's Report:**

President Anthony Zappone explained the contractor problems with regards to the pool area, a settlement should be reached by the end of March 2006. Anthony Zappone introduced Sago Landscape as the new company performing the landscape and irrigation responsibilities for the community.

**Nominations:**

President Anthony Zappone reported that William Kroesen's term has expired and he has chosen not to run for the 2006 Board of Directors. Nominations were opened to the floor, Ken Didsbury was nominated. Ken Didsbury was not in attendance but has accepted the nomination. Motion to accept the nominations to the 2006 Board of Directors, motion passed all in favor.

**Old Business:**

**New Business:**

A homeowner, made a recommendation that overnight guest parking be permitted within the driveways of the homes as a convenience for guests. It was explained that this is a JL P.O.A Rule as well as a Greens Cay Rule and Greens Cay only make the Greens Cay Rules stricter than the JL P.O.A. and not less strict. The Board will look into the parking situation within the community. Tree replacements were discussed specifically at the Michaels and O'Days, there is an option to replace the oak tree with a palm tree instead of another oak tree, a royal palm or washingtonian. The trees within the community will receive a hurricane trim, which will thin out the large oak trees to allow the wind to pass through the trees. The condition of the roadways was discussed briefly, they are considering improving the roadways by having them cleaned and sealed. A homeowner brought up the discussion of the Greens Cay Rule regarding dogs; it was reported that Greens Cay is the only community within JL that does not allow dogs over 25 pounds to reside within the community. It was also reported that several home sales have been effective by the Rule.

With no further business to discuss the meeting was adjourned at 5:45p.m.

Respectfully Submitted,

Christine Di Renzo  
Bristol Management Services, Inc.