

**Greens Cay Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Monday, April 23, 2007 at 4:00p.m.**  
**Location: Greens Cay Pool Area**

A quorum was established by those present; Ricky DiDonato, Robert Fuzy, Grace Robbins, Sally O'Day, and Diane Evans. Christine Di Renzo was the representative from Bristol Management to record meeting minutes.

President, Ricky DiDonato called the meeting to order at 4:05p.m.

**Guest Speaker:** John Wagner reported there have been two thefts within Jonathan's Landing which the vehicles were left unlocked. The new JLPOA documents do allow for pickup trucks to be parked within the villages unless the village does not allow for them. JLPOA now requires a copy of lease in order for a tenant to receive a barcode.

**Meeting Minutes:** Sally O'Day made a motion to accept the February 26, 2007 meeting minutes as written. Motion seconded by Robert Fuzy. Motion accepted by all.

**Financial Report:** Treasurer, Grace Robbins reported the Association is continuing in a positive direction by building the reserves on a monthly basis. As of April 31, 2007 the total assets are \$30,251.37 and the Association is under budget in the amount of \$515.95.

**Landscape Committee Report:** Grace Robbins gave the landscape report; she reported the hibiscus bushes are too large and need to be trimmed back, foliage needs to be trimmed away from the homes, and there is a sick tree on the common area next to 17054 Traverse Circle.

**Pool Area:** No report given. The Board has requested for Christine Di Renzo to obtain proposals to re-marcite the pool to give them an idea of the costs in order to properly reserve for any future expenses.

**Old Business:**

**Violation Letters:** An inspection was conducted and letters were sent for the maintenance requirements for several units. Overall the community is in good shape.

**New Business:**

**Speeding Sign:** Due to recent events regarding vehicles speeding through the community, Grace Robbins suggested posting a speed limit sign at the entrance of the community to help remind the residents of the 10mph speed limit. Motion to approve the installation of a speed limit sign, motion accepted by all.

**Trash Rule:** JL Village Presidents have been asked to remind residents that "garage doors should be kept closed to prevent theft and rodents from seeking garbage usually stored in garages. Additionally, garbage is to be placed outside on the day of pick up and in appropriate containers, not plastic bags." President, Ricky DiDonato has requested that a letter be sent to all Greens Cay residents advising them of the new amended rule regarding trash.

**Landscape maintenance of golf course homes:** Christine Di Renzo provided the Board with a proposal from Sago Landscape to trim any bushes located in the back yard of the homes on the golf course. The cost would be \$60.00 per month. Motion to accept the proposal to trim the back yard bushes for the homes located on the golf course, motion accepted by all.

**Anonymous complaints:** President, Ricky DiDonato stated all complaints must be submitted to Bristol Management in writing and signed by the homeowner. Anonymous complaints will not be considered.

**Other business:**

**Special thanks:** The Board of directors is gracious for all the time, effort and diligent work Tony Zappone and Steve Frampton have provided over the years. Thank you.

**Board Members:** The Board has decided to keep the present Board at five members for the remainder of the year.

With no further business to discuss the meeting was adjourned at 6:00p.m.

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