

**Greens Cay Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Monday, February 26, 2007 at 4:00p.m.**  
**Location: Greens Cay Pool Area**

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

Vice President, Robert Fuzy called the meeting to order at 4:05p.m.

**Open Forum:** Francesca Casalini was present to submit in writing and voice her concerns to the Board of Directors regarding the parking restrictions within the community. The Board will take her concern into consideration.

**Meeting Minutes:** Sally O'Day made a motion to approve the January 2007 meeting minutes with corrections made. Motion second by Diane Evans, motion accepted by all.

**Financial Report:** Treasurer Grace Robbins reported on the January 2007 financials. There are no delinquencies to report. The Association is continuing to build the reserves with a monthly transfer of \$1,106.83 into the Anchor Bank Reserve account. Grace Robbins restated the procedure to have all expenditures approved by her prior to work commencing.

**Landscape Committee Report:** Tony Zappone reported Sago Irrigation has been repairing the sprinklers at the hedge along Captain Kurlle Drive. Tony Zappone reported a leak due to a damaged sprinkler which was buried beneath the ground between Bob Fuzy's home and Tony Zappone's, Sylvester has been working on the repairs. Tony Zappone requested the irrigation clocks be changed to allow him to see the sprinkler system is working.

**Pool Area:** Steve Frampton reported the damaged pool tiles should be repaired soon. The canopy and umbrellas are showing signs of mold/mildew and need to be cleaned.

**Old Business:**

**Violation Letters:** The violations have been remedied with the exception of the vehicle storage at 17023 Traverse Circle.

**Amendment/Proxy Vote:** The results of the voting is as follows: Amendment 1 Article VIII Section S failed and Amendment 2 Article VIII Section S passed with 26 votes. Nadine Inglis will forward Amendment 2 Article VIII Section S to Gary Fields to process and mail a copy to all unit owners.

**New Business:**

**Insurance Update:** The Association insurance policy has been cancelled and Nadine Inglis has contacted RV Johnson Insurance Agency to provide a quote. Steve Frampton suggested contacting Tequesta Insurance Agency for a quote.

**Procedure of Special Projects:** Ricky DiDonato suggested the Board communicate with Bristol Management regarding any special projects to bring before the Board during a Board Meeting.

**Painting Proposal:** Steve Frampton provided the Board with two proposals to paint the mailboxes including the red flags and light poles throughout the community. The Board reviewed the proposals and a motion was made to approve Mike Nee's painting proposal for \$730.00 second by Robert Fuzy.

With no further business to discuss the meeting was adjourned at 5:30p.m.

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