

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, January 22, 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.

President, Ricky DiDonato called the meeting to order at 4:00p.m.

Open Forum: Norris Domangue present to collect information for the Greens Cayper.

Meeting Minutes: Tony Zappone made a motion to approve the December 2006 meeting minutes with correction made. Motion second by Steve Frampton, motion accepted by all.

Financial Report: Treasurer Grace Robbins reported on the November financials. Grace Robbins made a motion to close the Merrill Lynch account. Motion seconded by Robert Fuzy, motion accepted by all. The Merrill Lynch account will be closed and the money will be allocated to Anchor Bank with good interest rates and no service charge. Grace Robbins suggested they write off the deficit of \$20,492.79 which would allow the fund balance to be at zero for the start of the year. The Fidelity Federal account will also be closed and money put into the Anchor Bank account. Grace Robbins reported the reserve study needs to be updated to reflect current numbers. Grace Robbins has volunteered to have the update ready for the Annual Meeting.

Landscape Committee Report: Tony Zappone reported Sago Landscape performed a hard trimming throughout the community and he found no problems. Sago Landscape also removed the pods from the palm trees at the pool area which needs to be performed on a regular basis. Tony Zappone noted there a lot of dollar weed which needs to be treated weather permitting. Tony Zappone requested to have Mario as the foreman for the property.

Pool Area: Steve Frampton reported the shower needs to be deep cleaned to remove residue buildup. The canopy and umbrellas are showing signs of mold/mildew and need to be cleaned as well as the floor area near the janitorial closet needs to be sprayed and cleaned.

Old Business:

Violation Letters: The Board reviewed the violation report as a result of the follow up property inspection.

Proposed changes to Covenants: Nadine Inglis provided an update on the proxies received to date. The Board requested for Bristol Management to contact homeowners whom have not submitted a proxy to ask them to submit their proxy prior to the February 26th meeting.

New Business:

Board Responsibilities: Ricky DiDonato suggested the Board communicate with Bristol Management regarding work orders and violations within the community and let Bristol Management handle the issues at the direction of the Board rather than the Board members being directly involved with the homeowners. The Board requested for the property inspections be conducted by Bristol Management without a Board Member present.

Appointment: Bob Fuzy made a motion to appoint Diane Evans to the Board of Directors. Motion second by Tony Zappone and passed all in favor. Diane Evans was present at the meeting and accepted the nomination to the Board.

With no further business to discuss the meeting was adjourned at 5:15p.m.

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