

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

Wednesday, March 3, 2008 at 4:00PM
Location: Greens Cay Pool Area

A Quorum was established by proxy and by person.

President Ricky DiDonato called the meeting to order at 4:00PM.

2007 Annual Meeting Minutes:

A motion was made to approve the 2007 Annual Meeting Minutes as written. Motion was seconded and approved.

Guest Speakers:

President Ricky DiDonato introduced John Wagner from the JL Security. John Wagner reported during the month of December there were 65,000 vehicles which entered through the gates and they are expecting 85,000 during the month of February therefore the security team is requesting for owners to call their guests in to the gate prior to their arrival to assist with good traffic flow. There are 18 full time and 6 part time guards, three of the guards are trained EMT. Security will be offering CPR classes this summer for interested residents. Remote video surveillance has been installed to monitor the boat traffic around Jonathan's Landing. There are proposed plans to increase the fencing around Jonathan's Landing to prevent uninvited guests from entering the property.

President Ricky DiDonato introduced Bill Mattison president of the JLPOA Board of Directors. Bill Mattison gave a brief overview of the POA activities as follows:

- New Dog Park
- Waterway Park
- Widening of A1A
- Proposed traffic light at the South Gate
- The hours of the Central Gate
- Tri-Rail Station
- Knock Downs and Rebuilds was encouraged to update older villages
- Beautification Committee proposing updating all the signage throughout Jonathan's Landing and updating all three (3) gates
- Speeding vehicles
- Renovation of the Marina Club

Bill Mattison also spoke about the 1/2 of 1% Capital Contribution for all new purchasers in Jonathan's Landing. Any current owners in JL would not be affected if they wanted to move elsewhere in JL or if they wanted to put their home in a trust or pass it on to family members. It would only be for 1st time purchasers in JL. The POA unanimously is recommending the Capital Contribution and encouraged everyone to be sure to vote. Mr. Mattison and John Wagner were thanked for his information.

Financial Report:

Treasurer, Grace Robbins was not able to attend the meeting therefore Nadine Inglis, Vice President of Bristol Management gave the financial report. Nadine Inglis reported expenses were down during 2007 compared to 2006 therefore there was less of a loss during 2007. The loan was paid down and will continue to be paid down during the 2008 year. Insurance had increased this year; however this is expected to be lower in 2008. Grace Robbins' goal this past year was to hold the spending to a minimum and start replenishing the reserve accounts. Grace Robbins created an analysis comparing the 2006 and 2007 year which reflects a savings of \$_____.

President's Report:

President, Ricky DiDonato discussed the importance of the proposed Amendment changes which will provide more legal recourse for the Association. These Amendments are created to protect the Association against the market slow down.

Bob Fuzy reported the documents were written in 1979 and are outdated therefore a document committee was formed and with legal assistance the committee has prepared “housekeeping” changes to the documents. As soon as the final draft of the Amendments has been drafted by attorney Ed Dicker they will be mailed out to the membership for voting.

Nominations:

President Ricky DiDonato reported Bob Fuzys’ term has expired and he has chosen to run for the 2008 Board of Directors. Nominations were opened to the floor, there were no nominations. By acclamation Bob Fuzy was elected to the 2008 Board of Directors, motion passed all in favor.

Old Business:

New Business:

A homeowner mentioned the parking of vehicles within the driveways of the homes within community and the restrictions to be enforced.

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

Respectfully Submitted,

Christine Di Renzo
Bristol Management Services, Inc.