

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, April 21, 2008 at 4:00p.m.
Location: Greens Cay Pool Area

A quorum was established by those present; Ricky Di Donato, Robert Fuzy, Sally O'Day, and Grace Robbins. Christine Di Renzo was present from Bristol Management.

President, Sally O' Day called the meeting to order at 4:00p.m.

Meeting Minutes: Ricky Di Donato made a motion to waive the reading of the February 25th and April 8th 2008 minutes and accept both of them as written. Motion seconded by Robert Fuzy. Motion accepted by all.

Financial Report: Treasurer, Grace Robbins reported that the Association has total operating assets in the amount of \$30,974.24 and Reserves in the amount of \$18,817.96 and total assets in the amount of \$49,792.20. The Association is running very tight with only \$.05 current year net income. Christine Di Renzo reported the Insurance has been put out to bid to see if the Association can receive lower premiums.

Committee Reports:

DCB Requests: No applications submitted.

Landscape/Irrigation Committee Report: Ricky Di Donato reported the palms are turning yellow and the grass located in the common areas appears very dry. The water restrictions for Palm Beach County have changed to two days per week which may bring some relief.

Pool Committee Report: Grace Robbins reported the pool and pool area are in good condition. Grace Robbins suggested the janitorial maintenance of the pool area be changed from three days per week to two days per week beginning May 1st. The Board agreed to have the janitorial maintenance two days per week during the summer (off-season) months.

Old Business:

Amendment Vote Update: Christine Di Renzo provided a spreadsheet indicating the total number of votes received as of April 21st for the Amendments. The Board requested for Christine Di Renzo to send out a reminder notice to those members which have not submitted their Amendment votes.

Landscape Proposals: The Board reviewed the proposals previously submitted. Sally O'Day made a motion to accept the proposal from Egret Landing Landscape, LLC to begin May 1st. Motion seconded by Ricky Di Donato and motion passed unanimously. Christine Di Renzo will draft a letter to Sago Landscape providing 30 days notice of termination.

New Business:

CC&R Report: Christine Di Renzo reported there were several letters sent out to members last month regarding maintenance requirements. Many members have responded and completed the requested work. The next inspection is scheduled for the end of April. Ricky DiDonato requested for the certified fee of \$7.46 be removed from account 17018 Traverse Circle due to finding the request for repairs inconclusive.

With no further business to discuss the meeting was adjourned at 5:00p.m.

Respectfully submitted,

Christine Di Renzo, LCAM Bristol Management Services, Inc.