

Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes
Monday, December 15, 2008 at 4:00p.m.
Location: Bristol Management Office

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

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

Meeting Minutes: Bob Fuzy made a motion to waive the reading of the November 17, 2008 minutes and accept them as written. Motion seconded by Ricky DiDonato. Motion accepted by all.

Financial Report: Treasurer, Grace Robbins reported that the Association is in good financial standing. As of November 30, 2008 total operating assets in the amount of \$31,236.79 and total reserves assets in the amount of \$27,648.43 and total assets in the amount of \$58,885.22. Christine Di Renzo noted there is still one account currently at the attorney for collection a lien has been filed and the owners have until January 6th, 2009 before the foreclosure process will begin.

Committee Reports:

DCB Requests: No applications to discuss.

Landscape/Irrigation Committee Report: Ricky Di Donato reported Egret Landing Landscape is doing a satisfactory job. Christine Di Renzo reported Treasure Coast was on property to conduct the inspection of the irrigation system and created a new map of all the irrigation zones.

Pool Committee Report: Diane Evans reported the pool area was in good shape. Christine Di Renzo reported she was still unable to confirm/secure a date for the installation of the awning and was not able to communicate with the owners of the company. The board agreed to have attorney Ed Dicker send a demand letter for the installation of the awning.

Old Business:

2009 Budget: Christine Di Renzo prepared a 3rd draft budget for 2009. The board reviewed the budget draft. Ricky DiDonato made a motion to approve the 3rd budget draft keeping the quarterly fees the same as 2008. Motion seconded by Grace Robbins. The 2009 Budget was adopted.

New Business:

Outdoor Cabinets: Christine Di Renzo presented a proposal from Clarke's Construction to replace the cabinets and countertop. The Board discussed the proposal and instructed Christine Di Renzo to obtain additional proposals.

Other Business:

1. Christine Di Renzo presented the board with a letter submitted by a homeowner regarding the lack of security alarm system within his home. The board discussed the letter and requested for Christine Di Renzo to send a blanket letter from the association regarding the lack of home security alarm systems working within the community.
2. The board agreed to pressure clean the common walls throughout the community.
3. The next property inspection will be held on January 5th at 9:00a.m.

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

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