

**Greens Cay Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Monday, February 25, 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, Ricky Di Donato called the meeting to order at 4:00p.m.

**Meeting Minutes:** Robert Fuzy made a motion to waive the reading of the January 2008 minutes and accept them as written. Motion seconded by Sally O' Day. Motion accepted by all.

**Financial Report:** Treasurer, Grace Robbins reported that the Association has total operating assets in the amount of \$37,975.44 and Reserves in the amount of \$16,618.95 and total assets in the amount of \$54,594.39.

**Bank Analysis:** Christine Di Renzo reported Anchor Bank who is the current financial institution for Greens Cay, has received a five star safety rating for all four quarters during the 2007 year.

**Committee Reports:**

**DCB Requests:** No applications submitted.

**Document Committee Report:** Previously the Board submitted corrections to the Amendment changes to attorney Ed Dicker who is preparing the final version to be mailed to the membership.

**Landscape/Irrigation Committee Report:** Bob Fuzy and Ricky Di Donato reported the landscaping is in good shape and the irrigation clocks have been set to the water restrictions (once per week).

**Pool Committee Report:** Grace reported the pool and pool area are in good condition. The pool heater has been working well and the pool temperature is set at 85 degrees.

**Old Business:**

**Landscape Proposal:** Christine Di Renzo provided a quote for landscape maintenance from Sago Landscape. The board requested to have all the bids received to include the trimming/maintaining of the shrubs and hedges within the back yard of the homes on the golf course.

**17070 Traverse Circle – Painting:** The Board discussed the painting of the home which has still not been completed. Christine Di Renzo provided the Board with the homeowner's correspondence regarding the painting of her home. The Board has requested for attorney Ed Dicker to be contacted for his opinion regarding the letter.

**New Business:**

**17023 Traverse Circle:** Ricky Di Donato explained the tenants have moved into the unit without coming into Bristol Management's Office for an interview. Christine Di Renzo explained they have been very difficult to get in touch with and they finally had an interview on February 21<sup>st</sup>. The Board discussed on the recourse they may have during a situation such as this one.

**Other New Business:**

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

Respectfully submitted,

Christine Di Renzo, LCAM Bristol Management Services, Inc.