

# Greens Cay Homeowners Association, Inc.

## Board of Directors Meeting Minutes

Monday, January 28, 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 December 2007 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 \$23,968.52 and Reserves in the amount of \$15,506.71 and total assets in the amount of \$39,475.23. Grace Robbins provided an analysis of 2006 and 2007 showing a savings of \$17,057.80 in 2007(report attached). Grace Robbins explained the loan payoff amount will be \$4,000.00 in the beginning of 2008 leaving a \$9,000.00 balance.

### **Committee Reports:**

**DCB Requests:** No applications submitted.

**Document Committee Report:** The Board reviewed the Amendment drafts and suggested changes for the final version. Christine Di Renzo will submit these suggestions to attorney Ed Dicker to prepare the final drafts.

**Landscape Committee Report:** Bob Fuzy and Ricky DiDonato reported the landscaping is in good shape and the irrigation clocks have been set to the water restrictions.

**Pool Committee Report:** The board rescinded their previous decision regarding the pool clock and will purchase another clock for the pool area. The bearings on the pool heater motor were replaced and the heater was repaired. The pool temperature is set at 85 degrees.

### **Old Business:**

**Landscape Proposal:** Christine Di Renzo provided a quote for landscape maintenance from Tropicuts Landscaping, Inc. and Grassroots Complete Landscape Maintenance. The board discussed the two proposals and will obtain additional bids. Ricky DiDonato requested to have Sago Landscape bid on the job including the Hurricane tree trimming.

**17070 Traverse Circle – Painting:** The Board discussed the painting of the home which has not been completed. The homeowner has been notified on more than one occasion and has not cooperated; therefore the Board will entertain bids and take the lowest bid to paint the home. Christine Di Renzo will give the homeowner 30 day written notice of the paint work being completed by the Association and billed accordingly to her account.

### **New Business:**

#### **Other New Business:**

**Notice to Owners:** Ricky DiDonato requested a letter to be sent to the homeowners regarding the procedures for contacting the management company for a work request and notify them of the after hours emergency number for emergencies. Also note only the Board and Management Company can authorize work to be done on behalf of the Association.

**Oak Trees:** Mr. and Mrs. Michaels discussed the condition of the oak trees and the possibility of replacing the oak tree with a less invasive tree such as a palm tree. The palm trees would enhance the appearance of the community and less costly to maintain. The Board agreed to discuss the topic during the Annual meeting to see if there is a majority interest from the membership.

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

Respectfully submitted,

Christine Di Renzo, LCAM Bristol Management Services, Inc.