

Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes
Monday, November 17, 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: Sally O'Day made a motion to waive the reading of the October 20, 2008 minutes and accept them as written. Motion seconded by Ricky Di Donato. Motion accepted by all.

Financial Report: Treasurer, Grace Robbins reported that the Association is in good financial standing. As of October 31, 2008 total operating assets in the amount of \$38,819.13 and total reserves assets in the amount of \$26,544.95 and total assets in the amount of \$65,364.08. Christine Di Renzo noted there is still one account currently at the attorney for collection a lien has been filed.

Committee Reports:

DCB Requests: No applications to discuss.

Landscape/Irrigation Committee Report: Ricky Di Donato reported Egret Landing Landscape is doing a satisfactory job. It has been reported the irrigation map is missing from the storage room. Christine Di Renzo mentioned the water bills seemed very high and provided the board with a price from Treasure Coast Irrigation Company to go through the system to check the feasibility of decreasing water usage for \$200.00. Bob Fuzy made a motion to approve Treasure Coast Irrigation Company to inspect the irrigation system including recording (map) all clocks and all zones. Motion seconded by Ricky DiDonato. Motion adopted unanimously. Christine Di Renzo also provided a proposal from Egret Landing Landscape for irrigation repairs, the board decided to postpone the acceptance of the proposal until Treasure Coast has the opportunity to check the system.

Pool Committee Report: Diane Evans reported the pool area was in good shape with the exception of the palm tree next to the storage room and donated a coconut palm to be planted in its place.

Old Business:

2009 Budget: Christine Di Renzo prepared a 2nd draft budget for 2009. The board made a few adjustments, however the quarterly assessments will remain the same at \$750.00. Christine Di Renzo will make the changes to the 2nd draft of the budget and resubmit to the board for approval.

New Business:

Outdoor Cabinets: The Board discussed the condition of the existing outdoor cabinets and countertop located at the pool area and would like to obtain bids to replace the cabinets and countertop. Christine Di Renzo reported Clarke Nelson is still working on the proposal which will include a new durable composite material.

Other Business:

1. The awning was reported to be installed the week of November 17th.
2. Comcast Cable will be sweeping the area to find bad cable lines which they will repair.
3. Newsletter – Board member are submitting their articles to Christine Di Renzo who will put the newsletter together.
4. Pool Parties – Bob Fuzy reported there are many residents who want more parties and others who want fewer parties. Bob will send out a letter to the residents to find out what they want.

With no further business to discuss the meeting was adjourned at 5:12p.m.

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