

Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes
Monday, October 23, 2008 at 4:00p.m.
Location: Bristol Management Office

A quorum was established by those present; Sally O'Day, Robert Fuzy, Grace Robbins, 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 June 23, 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 September 30, 2008 total operating assets in the amount of \$31,555.39 and total reserves assets in the amount of \$25,438.44 and total assets in the amount of \$56,993.83. Christine Di Renzo reported there is one delinquent account which has been sent to the attorney for collection.

2009 Budget: Christine Di Renzo prepared a draft budget for 2009 and a comparison budget spreadsheet for 2006 through 2008. The budget discussion has been postponed until the November meeting.

Committee Reports:

DCB Requests: 17010 Traverse Circle has submitted a request to remove the existing wood deck/patio and replace with a stamp concrete deck/patio, color is to be determined. The Board approved the request as long as the color is acceptable.

Landscape/Irrigation Committee Report: Ricky Di Donato reported Egret Landing Landscape is doing a satisfactory job. The irrigation is still running two days per week.

Pool Committee Report: Diane Evans was not present to provide a report.

Old Business:

Amendment Vote Update: Christine Di Renzo prepared a letter of notification to be sent to the membership along with a copy of the recorded Amendments to be added to their documents. The Board approved the letter to be sent out to the membership.

New Business:

CC&R Report: Christine Di Renzo reported there were many letters sent out to homeowners regarding maintenance requirements. Many of the residents have already performed the work or have notified Bristol Management of the future work to be completed. The Board reviewed the list of maintenance items and provided instructions for follow up with homeowners. The next inspection is scheduled for the beginning of November.

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 will obtain bids.

Social Calendar: The Board decided to hold four parties this year; welcome back party, holiday party, St. Patrick's Day party, and a fourth of July party. Each board member has volunteered to host a party.

Appointment of new officer: There will no longer be a need to appointment a new officer as Grace Robbins has decided to continue to serve on the Board.

Other Business:

1. There are 2 lights at the pool area which is not working and need to be repaired.
2. The awning needs to be reinstalled when the repair/cleaning is completed.

With no further business to discuss the meeting was adjourned at 5:30p.m.

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