

Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, April 27, 2009 at 4:00p.m.

Location: Bristol Management Office

A quorum was established by those present; Sally O'Day, 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: Sally O'Day made a motion to waive the reading of the March 23, 2009 minutes and accept them as written. Motion seconded by Ricky DiDonato. Motion accepted by all.

Financial Report: Grace Robbins reported as of March 31, 2009 the Association is in good financial position. Grace Robbins clarified that the Reserves will be funded \$550.00 and the loan payment will be \$550.00 per month from the operating until the remaining balance of the loan is paid. Christine Di Renzo reported there is one account 90 days past due which at the attorney. Christine Di Renzo reported the Association has received mortgage foreclosure notification from attorney Ed Dicker for 17070 Traverse Circle, at this time the Association will suspend any further action until notification of the foreclosure action is received.

Committee Reports:

DCB Requests: No applications to discuss.

Landscape/Irrigation Committee Report: Ricky DiDonato reported Egret Landing Landscape is doing a satisfactory job, however it seems the irrigation is still not running efficiently. Christine Di Renzo and Ricky DiDonato will meet with Egret Landing Landscape to review the current condition of the sprinklers.

Pool Committee Report: Ricky DiDonato reported the pool area is in good shape with the exception of the damaged pool tile. Rick Keyser is aware of the broken tile and will conduct temporary repairs to make the area safe. The Board of Directors agreed to have the pool heater turned off as of April 27, 2009, Rick Keyser turned the heater off. Rick Keyser also reported the pool heater cover was tampered with and the screws were removed. It was noted the American Flag located at the pool has been removed several times and the Board has requested for members not to remove the flag and contact Bristol Management if there is a problem. Ricky DiDonato recommended obtaining proposals to refinish the pool area shower because the glass block tiles are deteriorating and the white tiles are discolored. Christine Di Renzo will obtain proposals to refinish the pool area shower.

Old Business:

None.

New Business:

Landscape Proposals: Christine Di Renzo provided 2 landscape replacement proposals from Egret Landing Landscape to replace sod within the common areas if the community. The Board of Directors approved the proposals contingent on the irrigation sprinklers working properly and providing proper coverage for the area.

Other New Business:

1. Pool light timers need to be adjusted to come on at 8:00pm and off at 9:45pm.

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

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