

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, December 14th, 2009 at 4:00p.m.
Location: Greens Cay Pool Area

A quorum was established by those present; Sally O'Day, Grace Robbins, Bob Fuzy, and Ricky DiDonato. 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 November 16th, 2009 minutes and accept them as written. Motion seconded by Grace Robbins. Motion accepted by all.

Financial Report: Grace Robbins reported as of November 30th, 2009 the Association is in good financial position. Grace Robbins reported total operating assets in the amount of \$35,959.67 and total reserves assets in the amount of \$40,734.21. Therefore, total assets in the amount of \$76,693.88. There two accounts past due which are at the attorney for collection. Christine Di Renzo reported there is no penalty for leaving the line of credit open in case of an emergency only an annual renewal fee. However it is recommended they pay off the loan with PNC and open a line of credit with their current bank, Anchor bank. Christine Di Renzo also explained there would only be an annual fee. The Board agreed however they want to secure the line of credit prior to closing the PNC loan. Christine Di Renzo will obtain the paperwork from Anchor bank for the line of credit.

Committee Reports:

DCB Requests: No applications to discuss.

Landscape/Irrigation Committee Report:

Irrigation: Discussed under Old Business.

Landscape: Ricky DiDonato reported Egret Landing Landscape is doing a great job on maintaining the landscape material throughout the community.

Pool Committee Report: Ricky DiDonato reported the pool area is in good shape. Pool tile and shower tile topic will be discussed under Old Business.

Old Business:

Irrigation Water Usage: Christine Di Renzo reported she met with Treasure Coast Irrigation to perform sprinkler repairs throughout the community as well as a custom monthly maintenance plan for the irrigation system. This plan for repairs and custom monthly maintenance should reduce the water usage. The Board of Directors previously approved the monthly maintenance plan for \$95.00 per month. Christine Di Renzo reported the repairs can be performed throughout the year to make it feasible for the Association to perform the repairs while staying within budget.

Pool Tile Project: The Board of Directors discussed the pool tile proposal from Rick Keyser. Grace Robbins made a motion to accept the proposal and to perform the work in June 2010. Motion seconded by Ricky Di Donato. Motion passed unanimously. Christine Di Renzo will make arrangements with Rick Keyser for the pool tile project for June 2010.

Pool Area Shower Project: The Board also discussed the pool shower glass block & tile project. Christine Di Renzo will obtain another proposal. Alan Hokinson will also obtain a price from his guys to perform the work.

The Board will discuss the topic at the next Board Meeting.

Electrical Proposal: The Board of Directors reviewed the proposals for the landscape lighting. Ricky Di Donato made a motion to accept the proposal from Bill Gilbert Electric having the proposal include new fixtures with GFI outlet to allow the trees to be lighted with holiday lights. Sally O'Day seconded the motion. Motion passed unanimously.

Tree Trimming (17042 Traverse Circle): The Board of Directors discussed the oak tree located between 17042 & 17046 Traverse Circle which was hat raked. Previously Christine Di Renzo notified the JLPOA DCB and PBC Code Enforcement. Christine Di Renzo reported Code Enforcement has issued a warning to the owners and they must have a signed affidavit that they will never trim the tree in this manner again. If they trim the tree in this manner again they will receive a fine. Ricky Di Donato recommended Ed Dicker send notification to the offenders to replace the oak tree and attach the report from the arborist stating the tree is dead. Christine Di Renzo will contact Ed Dicker.

Ficus Trees (Entrance): Previously Christine Di Renzo provided a report from Only Trees (certified arborist) regarding the 3 ficus trees located on the center island at the entrance of the community (full report attached). The Board of Directors reviewed the report which recommended the trees be replaced with trees which are more viable for the planting area. The Board of Directors unanimously agreed to leave the trees because their removal would change the aesthetics of the community. Christine Di Renzo will obtain a proposal for the pruning of the tree limbs and roots. Christine Di Renzo will also obtain proposal for removing the concrete for the trimming of root system and another proposal to install brick pavers to allow future repairs to be completed without having to remove the concrete every time.

2010 Budget Draft: Christine Di Renzo provided a copy of the 2nd draft of the budget which reflects the quarterly assessments to remain at \$750.00. The Board reviewed the budget draft. Grace Robbins made a motion to adopt the budget. Sally O'Day seconded the motion. Motion passed unanimously. Christine Di Renzo will send out a copy of the budget with the quarterly assessments.

Other Unfinished Business:

Blanket Variance: Tabled until next scheduled Board of Directors meeting.

New Business:

Other New Business:

1. The Board of Directors would like to thank Ricky Di Donato, Bob Fuzy, and Alan Hokinson for installing the holiday lights & decorations.

With no further business to discuss the meeting was adjourned at 5:15p.m.

Respectfully submitted,

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