

# Greens Cay Homeowners Association, Inc.

Board of Directors Meeting Minutes  
Monday, January 19, 2009 at 4:00p.m.  
Location: Bristol Management Office

A quorum was established by those present; Sally O'Day, Robert Fuzy, 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 December 15, 2008 minutes and accept them as written. Motion seconded by Ricky DiDonato. Motion accepted by all.

**Financial Report:** Christine Di Renzo reported that the Association is in good financial standing. As of December 31, 2008 total operating assets in the amount of \$26,722.82 and total reserves assets in the amount of \$28,776.57 and total assets in the amount of \$55,499.39. Christine Di Renzo noted the current net income is in the amount of \$5,136.22. There is still one account currently at the attorney in the foreclosure process.

## **Committee Reports:**

**DCB Requests:** No applications to discuss.

**Landscape/Irrigation Committee Report:** Ricky Di Donato reported Egret Landing Landscape is doing a satisfactory job. Christine Di Renzo reported Egret Landing landscape will be adjusting the watering time on each zone from 45 minutes to 20 minutes because the water bills are still coming in high. The board approved the landscape lighting at the entrance to be repaired by BP Electric.

**Pool Committee Report:** Christine Di Renzo reported Rick Keyser has replaced the light in the swimming pool and Ricky Di Donato confirmed the light is working. Christine Di Renzo reported the pool drain has been replaced therefore in compliance with the Virginia Graeme Baker Pool and Spa Safety Act.

## **Old Business:**

**Comcast Cable Sweep:** Christine Di Renzo will obtain a schedule from Comcast cable regarding the sweep within Greens Cay.

## **New Business:**

**Pool Area Remodel:** The Board reviewed the proposal from M&J Maintenance to replace the cabinets and countertop at the pool area. Sally O'Day made a motion to accept the proposal, motion seconded by Bob Fuzy and Ricky Di Donato. The proposal to replace the pool area cabinets and countertop was approved. Ricky Di Donato suggested the replacement of the lighting fixtures on the exterior wall of the pool house, remarcite the swimming pool, and replace the swimming pool tile and install additional glass block tile on the shower to extend height of the wall. Christine Di Renzo will obtain proposals for the work.

**Pressure Cleaning:** The board approved the cleaning of the common walls at this time and will be completed on an annual basis.

**CC&R Report:** An inspection of the community was conducted on January 5<sup>th</sup> and letters were sent to those units with deficiencies noted during the inspection.

**Blanket Variance Issue:** Christine Di Renzo met with George Gentile of Gentile, Holloway, O'Mahoney (Land Planners) and provided a proposal for the application process to obtain the blanket variance permit for Greens Cay homeowners. The board will present the issue to the members at the annual to see what the members would like to do.

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

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