

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, June 15, 2009 at 4:00p.m.
Location: Bristol Management Office

A quorum was established by those present; Grace Robbins, Bob Fuzy, and Ricky DiDonato. Christine Di Renzo was present from Bristol Management.

Vice President, Bob Fuzy called the meeting to order at 4:00p.m.

Meeting Minutes: Ricky DiDonato made a motion to waive the reading of the April 27, 2009 minutes and accept them as written. Motion seconded by Grace Robbins. Motion accepted by all. The Board of Directors requested for Christine Di Renzo to email the draft Board of Directors Meeting minutes to the residents after each meeting.

Financial Report: Grace Robbins reported as of May 31, 2009 the Association is in good financial position. Grace Robbins reported total operating assets in the amount of \$23,594.85 and total reserves assets in the amount of \$35,635.38. Therefore total assets in the amount of \$59,230.23. There are two accounts past due which are at the attorney for collection. Grace Robbins noted the major expense incurred this year was the pool leak repair. The Board of Directors will make an assessment at the end of the year to see if the association is able to make a lump sum payment to pay down the loan.

Committee Reports:

DCB Requests: No applications to discuss.

Landscape/Irrigation Committee Report:

Tree Trimming: The palm trees have been pruned in preparation for hurricane season. The oak trees have been lifted to prevent the low branches from touching the vehicles.

Irrigation Water Usage: Christine Di Renzo provided the water usage reports from January 2008 to May 2009 which shows the average amount of gallons used per day. Christine Di Renzo explained the Town of Jupiter has notified the Association that the amount of water allocated to be used per day is well exceeded and the Association has 6 months to lower the usage per day or the Association may be fined. Christine Di Renzo recommended the Association hire a leak detection company or a large irrigation firm to pressure test the lines to see if there is an existing leak. Christine Di Renzo will obtain proposals for the work.

Pool Committee Report: Ricky DiDonato reported the pool area is in good shape. Ricky DiDonato noted the powder coating on the aluminum furniture is peeling and would like to see the conditions of the warranty of the furniture. Christine Di Renzo will research the warranty information for the aluminum furniture. Homeowner, Steve Frampton noted he is able to provide a copy of the warranty information.

Old Business:

Pool Shower Project: Grace Robbins explained the Board of Directors is entertaining proposals to replace the pool area shower glass block because they are damaged, therefore allowing water to collect within the tiles causing mold/mildew. The Board of Directors is also looking into replacing the existing white tiles because they are discolored and deteriorated. Grace Robbins explained the project will be assessed at the end of the year and if there are no unexpected expenses this year the Board of Directors will make a decision at that time whether to move forward with the project. The pool shower project will not occur until sufficient funds are available.

New Business:

Awning Contract: Christine Di Renzo provided a proposal from X-pert Awning to remove the awning prior to a storm event and re-install the awning after hurricane season. Grace Robbins made a motion to approve the awning contract. Motion seconded by Ricky DiDonato. Motion passed unanimously.

Other New Business:

1. Ricky DiDonato volunteered to install a new clock at the pool area.
2. Christine Di Renzo will update the bulletin board.

With no further business to discuss the meeting was adjourned at 4:56p.m.

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

Unapproved