

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, November 16th, 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 October 19th, 2009 minutes and accept them as written. Motion seconded by Grace Robbins. Motion accepted by all.

Financial Report: Grace Robbins reported as of October 31st, 2009 the Association is in good financial position. Grace Robbins reported total operating assets in the amount of \$43,571.05 and total reserves assets in the amount of \$39,368.28. Therefore total assets in the amount of \$82,939.33. There two accounts past due which are at the attorney for collection. Grace Robbins recommended continuing to engage service with Rene & Associates. The Board of Directors agreed to engage in services with Rene & Associates for the filing of the 2009 annual taxes. Grace Recommended leaving the line of credit open in case of an emergency. Christine Di Renzo will obtain further information about leaving the existing line of credit open.

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.

Old Business:

Irrigation Water Usage: Christine Di Renzo reported she met with the Town of Jupiter regarding the allocation of water for the community and they understand the Association is making an effort to reduce the water usage within the community therefore they are providing additional time for the Association to make the required adjustments.

Christine Di Renzo provided a proposal from 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 reviewed the proposals. Bob Fuzy made a motion to accept the monthly maintenance contract from Treasure Coast Irrigation for \$95.00 per month. Motion seconded by Ricky Di Donato. Motion accepted by all. Christine Di Renzo will obtain further information regarding the proposal from Treasure coast Irrigation to make repairs to the irrigation system.

Pool Tile Project: The Board of Directors tabled the decision for a future Board of Directors meeting.

Pool Area Shower Project: The Board of Directors tabled the decision for a future Board of Directors meeting.

Other Unfinished Business:

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

New Business:

2010 Budget Draft: Christine Di Renzo provided a copy of the 1st draft of the budget which reflects the quarterly assessments to remain at \$750.00. The Board reviewed the budget draft and will discuss further at the next scheduled board meeting.

Electrical Proposal: Christine Di Renzo provided a proposal from BP Electric to relocate the entrance landscape lighting from the wall of 17074 Traverse Circle to the palm trees located in the immediate area. The Board reviewed the previous proposal from Bill Gilbert and the proposal from BP Electric. The Board of Directors tabled the decision for a future Board of Directors meeting.

Tree Trimming (17042 Traverse Circle): The Board of Directors discussed the oak tree located between 17042 & 17046 Traverse Circle which was hat racked. Christine Di Renzo has notified the JLPOA DCB and PBC Code Enforcement waiting for a response to the issue. Christine Di Renzo provided a written report submitted by Only Trees (certified arborist) regarding the status of the tree (full report attached). The Association's attorney, Ed Dicker has sent notification to the offenders at the Board's request. The Board of Directors is waiting for further information from PBC Code Enforcement prior to moving forward with legal action.

Ficus Trees (Entrance): 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. Christine Di Renzo will obtain a proposal for the removal of the trees and replacement trees. Christine Di Renzo will also obtain proposal for removing the concrete for the root system to be removed.

Landscape Replacements: Christine Di Renzo provided a proposal to replace the bougainvillea located behind the entrance sign. The Board of Directors discussed the proposal to replace two bougainvilleas for \$200.00 each.

Ganoderma: Christine Di Renzo provided a report from Only Trees (certified arborist) on the palm tree located at the pool area which has the Ganoderma disease. Egret Landing landscape will remove the diseased palm, its stump and other stumps located at the pool to prevent the spread of the disease. The board unanimously accepted the proposal. Egret Landing Landscape also recommended the fertilization of the Silvestre Palms located at the entrance. The Board of Directors unanimously accepted the proposal.

Other New Business:

1. Ricky Di Donato recommended a letter be sent to a homeowner regarding the time frame of their roof repair project.

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

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