

Greens Cay Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, October 19th, 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: Ricky DiDonato made a motion to waive the reading of the June 15, 2009 minutes and accept them as written. Motion seconded by Bob Fuzy. Motion accepted by all.

Financial Report: Grace Robbins reported as of September 30, 2009 the Association is in good financial position. Grace Robbins reported total operating assets in the amount of \$36,180.86 and total reserves assets in the amount of \$38,001.92. Therefore total assets in the amount of \$74,182.78. There is still one account past due which is at the attorney for collection. Christine Di Renzo provided a proposal from Bristol Management to perform the tax preparation for Greens Cay. Grace Robbins recommended continuing to engage service with Rene & Associates. Christine Di Renzo will obtain a proposal from Rene & Associates.

Committee Reports:

DCB Requests: No applications to discuss.

Landscape/Irrigation Committee Report:

Irrigation Water Usage: 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. Christine Di Renzo provided a proposal from Treasure Coast Irrigation to perform sprinkler repairs throughout the community as well as a monthly maintenance plan for the irrigation system.

Landscape: Ricky DiDonato reported Egret Landing Landscape is doing a great job on maintaining the landscape material throughout the community. Christine Di Renzo reported they are currently treating the grass for chinch bug infestation and will continue to monitor the grass.

Pool Committee Report: Ricky DiDonato reported the pool area is in good shape. The new pool furniture has been delivered and looks good. Christine Di Renzo provided signs to be posted at the pool area advising residents to lay a towel down on the furniture before they sit on them to prevent the oils, lotion, and pool water from deteriorating the straps.

Old Business:

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 Bill Gilbert 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 proposal and requested another proposal. Christine Di Renzo will obtain another proposal from BP Electric.

CC&R Report: Christine Di Renzo provided a copy of the CC&R report as a result of the property inspection conducted in September.

Other New Business:

1. Board set new social calendar.
2. Board requested to have Rick Keyser update the pool tile proposal.
3. 17074 Traverse Circle requested to have the common area palm tree fronds trimmed away from his screen enclosure and have the sprinklers checked.

With no further business to discuss the meeting was adjourned at 4:43p.m.

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