

**BRIAR BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 9, 2011**

1. CALL MEETING TO ORDER:

The following Board members were in attendance:

Brian Dowling, President	Present
Ed Zakarian, Vice President	Present
Robert Simeone, Treasurer	Present
Jurate Meister, Director	Present
Stacy Kelly, Director	Present
Maxine Wilson, Director	Present

Also in attendance were Bruce King, Andrea King and Kristin Klingman of Kings Management Services, Inc.

A quorum of the Board being present President Brian Dowling called the meeting to order at 6:40 p.m.

2. APPROVE MINUTES:

MOTION: It was moved by Ed Zakarian and seconded by Stacey Kelly to waive the reading of the minutes of the May 10, 2011 Board of Directors meeting and to approve them as published.

VOTE: Unanimous.

3. FINANCIAL REPORT:

Following are the account balances as of April 30, 2011 from the finance report previously distributed to the Board of Directors:

Colonial Bank Operating -----	\$305,979
Reserves / Money Market -----	\$406,962
Accounts Receivable -----	exceed \$1,000,000

4. OFFICER'S REPORTS:

Brian Dowling wanted to advise homeowners that there has been a fence put up surrounding the Briar Bay property, and also on some of Hamal property as well to secure the neighborhood from foot traffic. Brian Dowling mentioned that he has gotten quite a few comments on how nice the fence looks and how it has enhanced the community.

There was a pedestrian gate put in as well right by the exit gate which locks at 11 P.M. Brian wanted to get input from the board on when they would like for this gate to lock at night. This gate remains open in the morning and during the day due to children coming and going to school. Jurate Meister brought up the idea that if we are locking this pedestrian gate for card use only at a certain time, then it would only make sense to close the large metal exit gate as well to prevent people from just walking around the exit gate arm and into the property. Ed Zakarian mentioned that it is very expensive to maintain those heavy metal gates. Brian Dowling stated that they should just try closing the metal gate for a bit and see if they have many problems. The board agreed on 10 P.M. to close the walk through pedestrian gate so that you must use your access card to enter. It was also agreed upon that the metal gate will be closing now as well from 10P.M to 6A.M.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

Per discussion at the last meeting, the board was going to look into more convenient methods for large trucks to get into the community. Management was to be provided with a bid to get all gate arms working on the residence entrance for large trucks when entering the community. We were not provided with a quote in time from AGSI, so this subject was tabled until the next board meeting.

Brian Dowling had Clintar provide some bids for landscaping for the front of Briar Bay and around the new fencing at the clubhouse. Most of the bid is for upkeep on the landscape and improvements that can be considered general maintenance. However there is a patch of grass at the far end of the clubhouse parking lot where the two new fences meet that is Briar Bay's property. There is no landscaping there at this time, and this is a very visible area when entering the community. The landscaping bid includes replacing the hedges along the new fencing on the clubhouse side of the fence for \$3335. It also includes sprucing up area outside of the clubhouse parking lot where the two new fences meet for \$1012.

MOTION: It was moved by Jurate Meister and seconded by Bobby Simeone to accept the bid for the flowers in the corner lot.

VOTE: Unanimous

MOTION: It was moved by Bobby Simeone and seconded by Maxine Wilson to accept the bid for new hedges along the new fence line, as long as they are placed on the inside of the fence line.

VOTE: In favor: Brian Dowling, Stacey Kelly, Ed Zakarian. Opposed: Jurate Meister.

It has been in discussion for years to place a playground in Briar Bay. Since Briar Bay has had a chance to refurbish their reserves after the major work on the pool and the state of the housing market, it gave the homeowners a chance to put a committee together and get bids for a playground. Andrea King from Kings Management put together a nice visual power point with an estimated breakdown on what it would cost to put a playground on property.

Playground Committee: Narda Rivera, Jurate Meister, and Ed Zakarian

Prep Work: \$10,000 (including fencing) \$4,000 (without fencing)

Install Rubber Surfacing: \$43,775 (4,000 square ft.)

Two Play Structures: \$54,426 (2-5 structure 5-12 structure)

Independent Structures: \$8,573 (stand alone equipment and seating)

Warranties:

a. Rubber Surfacing:

1. 5 year warranty
2. 7 year expected glue application \$2-\$2.50 SF
3. 10 year expected 1" layer application \$3-\$4 SF

b. Equipment and Maintenance:

1. 15 year warranty on plastic
2. 10 year warranty on metals
3. Painting recommended approximately every 7 years

Total: \$106,409.98 (not including the fencing)

For this project there will be no special assessments or increasing of HOA dues to fund the playground. One of the homeowners asked if this was the only bid that was obtained. Brian Dowling explained that a committee was formed for them to find the best pricing, equipment and company to use, and then to present their findings at this meeting.

MOTION: It was moved by Bobby Simeone and seconded by Stacey Kelly not to exceed \$135,000 on the playground project and installation pending negotiation. Presentation may not be the exact ending product.

VOTE: Unanimous

Liberty Isles recently chose some new paint colors for their neighborhood. They were approved by the Liberty Isles Board, however they still needed to be approved by the master association.

MOTION: It was moved by Ed Zakarian and seconded by Bobby Simeone to approve the new Liberty Isles paint colors. Those colors are Benjamin Moore: Cork 2153-40, Pismo Dunes AC-32, Audubon Russet HC-51, Serengeti Sand 2164-40 and Saybrook Sage HC-114.

VOTE: Unanimous

7. OPEN FORUM

Brian Dowling asked that Andrea King look into getting a picture on the back of the access cards, so that we could eliminate homeowners bringing their license.

Bobby Simeone mentioned that he wants to begin looking into what it would cost to put a hot tub by the pool.

The Board agreed that the next meeting would be on October 11, 2011 and will be a board and budget meeting.

8. ADJOURNMENT

MOTION: There being no further business Ed Zakarian moved to adjourn the meeting at 7:40 pm and was seconded by Bobby Simeone.