

**BRIAR BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 20, 2011**

1. CALL MEETING TO ORDER:

The following Board members were in attendance:

Brian Dowling, President	Present
Ed Zakarian, Vice President	Present
Stacy Kelly, Secretary	Present
Robert Simeone, Treasurer	Present
Jurate Meister, 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 6:35 p.m.

2. APPROVE MINUTES:

MOTION: It was moved by Ed Zakarian and seconded by Stacey Kelly to waive the reading of the minutes from October 18, 2011 Board meeting and to approve them as published.

VOTE: Unanimous.

3. FINANCIAL REPORT:

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

Operating BB&T Bank -----	\$295,909.18
Money Market BB&T Bank -----	\$524,095.54
Money Market Sun Trust -----	\$97,134.88
Accounts Receivable -----	\$954,638.22

4. OFFICER'S REPORTS:

Bobby Simeone wanted to mention the importance of security within the neighborhood. Bobby advised everyone that there was a homeless man, who jumped the Liberty Isles fence that was stealing from homeowners garages in daylight. Bobby brought up the importance of putting up a fence between Liberty Bay and Liberty Isles to stop the foot traffic in between the two sub-communities. If the Liberty Isles sub-community cannot organize the installation of this necessary fence, then Briar Bay will consider paying to install this fence.

The idea was brought up that the police detail we hire on three hour shifts could maybe monitor the fence area that the homeless guy jumped when they are in the neighborhood. Jurate Meister mentioned that maybe we should have our security guard from the clubhouse at 3PM monitor the area as well to prevent children and possibly anyone else that would jump the fence and enter the neighborhood. The clubhouse guard's hours were changed back to 3pm-3am. Having the guard

monitor the fence and the wall is something that we are going to implement and see if it deters the problem at hand. Also, the board asked that Kings Management obtain no trespassing signs from the WPB Police department to place along the wall on Celebration and also by the fence in front of Liberty Isles.

5. UNFINISHED BUSINESS

Playground

Bruce King from Kings Management has been calling the vendor to see what the hold up on the playground has been. They advised him that they were having trouble getting the letter of commencement from the county. Bruce said that the contractor is the one who should take care of obtaining this notice of commencement however the company claimed they were unable to do this. Therefore, Bruce went down to the county to file this letter himself and did find out that it was absolutely not true that a contractor could not file this letter. In any case, the letter has been filed with the county and the company no longer has any excuses to start installing the playground. The vendor is basically just waiting from the final approval from the county to start the work.

No Dog Signs for Tennis Courts

Recently Brian Dowling has noticed that homeowners are walking their dogs on the tennis courts. Brian brought up the idea that maybe the association should order signs stating "No Dogs Allowed Within the Tennis Court Area". Brian would like Kings management to order two no dogs allowed signs to place on the entrance of the tennis courts and on the far gate of the tennis courts as well.

Staining on Bottom of Pool

The new surface at the bottom of the pool has begun to stain around the areas where the jets pump out water and also on the mushroom. Bruce advised the board that acid washing the service would remove the Portland cement and is not a good idea. Bruce mentioned that there was a chemical which lightened these stains on the bottom of the pool. It is about \$500 for 5 gallons of the chemical, and the pool company is going to mix 2 gallons at a time and see if this helps with removing or lightening these stains. Brian Dowling stated that this is being taken care of under maintenance and does not need a board vote.

6. NEW BUSINESS

Landscaping Issues & Extras

Brian Dowling advised everyone that Kings Management has recently taken over the landscaping for Briar Bay as of December 1st. Maxine Wilson mentioned that last meeting the board decided to vote in Phoenix Landscaping and she would like to know what happened to where Kings Management has taken this over. Brian Dowling advised the board that after Phoenix was voted in for the landscape, it was brought to his attention that they are basically going broke and out of business. Phoenix employees were advising homeowners and Brian that they were not receiving their paychecks for weeks, and when they did receive a paycheck they were asked not to cash them. Before Briar Bay even started to let them do work, they decided not to reward the contract to Phoenix Landscaping. Due to the situation at hand, the board asked that Kings Management give a proposal to do the landscaping as well, and it was very comparable to what Clintar was charging the association. Since Kings Management handles the maintenance of the property and cutting the grass falls under the maintenance of the community it was an easy way to transfer this responsibility over to the management company.

MOTION: Ed Zakarian made a motion and it was seconded by Bobby Simeone to ratify the fact that the landscaping was never awarded to Phoenix and Briar Bay transferred the Landscaping maintenance to Kings Management.

VOTE: Unanimous

Brian wanted to discuss with the board at what point would they like certain landscaping improvements to be brought to a meeting for approval. The board agreed that if something needs to be replaced, then they have no problem with going ahead and taking care of this. The only concern was if we are going to replace landscaping that has died, to please make sure whatever it is replaced with is hearty and will withstand the weather in the area. If it is a new landscaping project, it needs to be brought to the board for approval.

Review & Approval of Liberty Bay Paint Colors

The Liberty Bay board recently decided on a new set of paint colors for the homes in the neighborhood. They were approved by the Liberty Bay board already and just need to be approved by the master board.

MOTION: It was moved by Ed Zakarian and seconded by Maxine Wilson to approve the new colors chosen by the Liberty Bay board.

VOTE: Unanimous

Quotes for Spa at Pool

Bobby Simeone acquired a few proposals to install a hot tub around the pool area. The proposal is for placing the hot tub in between the pool area and the tennis courts. In order to secure this area, Bobby proposes that a fence would go up at the end of the pool area and connect to the tennis courts. The only major drawback to this area would be that all the heater pipes as well as irrigation run right under that area. This would be a lot of relocating of pipes in the ground to install this hot tub in this area. Discussion occurred and it was brought to everyone's attention that this enhancement would come out of the 2012 Budget. The board has decided to approve one large project every year to try improve the neighborhood. The pool was the project for 2010, the playground would be the project for 2011, and this hot tub installation would be an improvement for 2012. It was discussed to possibly have an out of ground hot tub installed, which may make the area in question a little more feasible if the tub is out of the ground. Ed Zakarian thinks that the hot tubs installed underground just look like a hole in the ground compared to those that are built above. The board seemed to agree that the above ground hot tubs are a much better decision. Brian Dowling also mentioned that they would need to check with Symbiont to see if tapping into the pre-existing heaters is an option as well. There are still quite a few details that need to be worked out before installing, however the board decided to take a vote on whether or not they would like a hot tub in the pool area.

MOTION: It was moved by Bobby Simeone and seconded by Ed Zakarian to approve a hot tub, installed the right way and esthetically pleasing, not to exceed the amount of \$35000.

VOTE: Brian Dowling, Maxine Wilson and Stacy Kelly approve. Jurate Meister abstains.

7. OPEN FORUM

The school bus in the mornings is becoming a problem again for cars leaving the property. It is not so much the bus as it is parents who park on the side of the street that block the flow of traffic out of the neighborhood. Bobby Simeone is going to enforce that any cars parked there in the morning either have to go wait at the clubhouse, or if they do not live here they must leave. Bobby is going to have the morning rover enforce this idea as well.

8. ADJOURNMENT

MOTION: There being no further business Bobby Simeone moved to adjourn the meeting at 8:02 pm.