

Briar Bay Master Homeowners Association

Board of Director Meeting Minutes

For January 9, 2007

Present at the meeting were, James Maher, Cory Strolla, Shari Levy and Dan Bigtree. Absent from the meeting was Sara Swope and Magfret Caballero

Also attending the meeting was Dyan Boothe representing J&L Property Management.

Meeting called to order at 6:36 P.M. by Cory Strolla.

Cory Strolla motioned to rollover all December 12, 2006 discussions of Business to this meeting's Unfinished Business and to accept all motions, seconds and pass or fail votes.

Unfinished Business:

December 12, 2006 discussions review and votes:

- Board discussed Director replacement Waters Edge resignation. Brian Dowling was voted in and accepted. Dan Bigtree made motion again, to replace Simone Collins with Brian Dowling. Cory Strolla seconded the motion. Motion passed unanimously.
- Board discussed in December Telephone and DSL alternatives. Dan Bigtree made a motion to accept Bellsouth 36 month contract agreement for Bellsouth services. James Maher seconded the motion. One nay from Cory Strolla. Motion passed 4 to 1.
- Board discussed in December Home Fitness Headquarters repair bids. James motions to accept bid for repairs, one for various part replacement at \$284.19 and one for Wax refill replacement for fitness room treadmills.
- Board discussed at December meeting Pressure cleaning bids and tennis court resurface bids. No motions made at that time.

James Maher gave financial report:

- Total Assets-\$204,354.53
- Sub Total Liabilities \$77,330.03
- Sub Total Reserves \$80,501.42
- Delinquencies \$42,182.96

Cory Strolla motioned to accept the minutes as written of the last meeting held on November 14, 2006. Motion was seconded by James Maher. Motion passed. All are in favor.

Dyan Boothe Gave Manager Report:

- Revised Proposed Amendment to the Bylaws mailing confirmation.
- Pool Heater not working. Needs replacement. Two bids, Bayside & Reliable Gas.
- Pool patio fence lock vandalized and three areas of the fence of the fencing damaged. Waiting on repair bids.
- Engineer Report for pool crack is in. No structure crack. Pool needs resurfacing.
- Red Ant infestation throughout common area. Clintar/Hulett Bid is in for TOP CHOICE at \$3960.00 & Palm & Turf & Pest & Plant Management \$4100.00.
- Settlement of insurance claim is in for Guardhouse roof damage from one claim, attorney collected \$2724.34. Guardhouse repairs complete.
- Pool Stenner Pump (chemical feeder) needed. See bid.

Cory Strolla agreed to mail out Proposed Amendment to the Bylaws.

New Business:

- Celebration Curb pressure cleaning bids: M&H, A&L and Mr. C's. M&H Pressure Cleaning bid includes roadway curbing, guardhouse walls curbs and pavers, clubhouse walls, sidewalks and brick pavers around pool patio deck at \$2100.00, A&L \$1540.00 for curbs and Mr. C's for curbs at \$1180.00.

Cory Strolla motions to accept M&H pressure cleanings bid for 2100.00 to do the guardhouse and clubhouse building and curbing. Eliminate the sidewalks portion of the bid, and verify that the bid includes the monument entrance and clubhouse sign. Shari Levy seconds the motion. Motion has passed unanimously.

- Tennis Court resurfacing bids. Board discussed possible patch option instead of resurfacing court.

Cory Strolla made a motion to table court resurfacing until February meeting and investigate patching repair as alternative. Request made by Cory Strolla to obtain patch repair bids and to see completed clients patch repair jobs for referral.

- 2006 Financial Audit filing. James Maher motions to let CPA, Mark Siegel file corporate tax returns and prepare Financial Audit for 2006. Cost to remain as previous year, \$2000.00. Shari Levy seconds the motion. Motion passed with all in favor.
- Engineer Report for Pool structure. Board discussed report. James Maher gave brief synopsis of findings.

Cory Strolla made a motion to get three (3) bids for full repair including tile and grout and details of warranty and to provide company with a copy of engineers report. Shari Levy seconded the motion. Motion passed with all in favor.

- Pool Heater replacement discussed. Cory motions to have pool heater shut down and all propane gas deliveries stopped. Jim Maher seconded the motion. Motion passed with all in favor.

Board made a request to investigate other options for heating the pool, i.e.) Solar energy.

Open Forum:

Board opened the floor to the members in attendance.

Homeowner requested investigating into the Solar heating option for the pool.

Homeowner in Liberty Isles explained that landscape contractors never maintain the area behind the ficus hedges where the fence install is supposed to go. Homeowner asked to follow up with new landscape contractor so the area is properly maintained.

Homeowners question why Celebration fence behind Liberty Isles homes have not been completed. Board explained the easement issue and the need to have a group of homes approve the install that would create a 10ft encroachment on homeowner utility easement. Easement Deeds were sent to the homeowners for approval signatures.

Homeowner raises concern of pets that are left to run the community. Homeowner asked what the rules of the Association are in regard to pets. Board explained each sub-community Board can be addressed for their rules but that there is a Florida leash law and all pets when off homeowner property are required to be on a leash.

Homeowner asked about the area of tract 4 and what is going to be done with it. Board explained the intent to further landscape the area but waiting for additional landscape funding to be available.

Cory Strolla asked Board on behalf of Liberty Bay association to consider adding to the install of hedges that Liberty Bay would like to install in shared swale area. The reason to do the hedge install is because of consistent illegal parking that takes place on the swale that has caused the grass area to die out. There is also a lack of irrigation to the area that would inhibit other landscape or grass growth. Liberty Bay agreed to install ficus hedges because of their durability a low irrigation requirement and it will serve to keep vehicles from parking in area damaging it.

Briar Bay Board Members agree to add item to next agenda for discussion.

Shari Levy discussed the need to implement tracking of all gate entrance controls and to update the current homeowners access card numbers and remotes so that passed renters and others who have illegal access controls can be disconnected and locked out of the community. Board discussed Access Control form. Board will want to give homeowners 60 days to complete the update and will want the updates to be done in person with proof of ownership. Board discussed management to attend all Board meeting in the month to make completion of update easier for the homeowners.

Homeowners discussed problems with security still letting in vehicles at the resident gate side who flash ID and issue with guest call-ins. Homeowners explain that they repeatedly have issues when they call security to approve a guest is expected that security will still call to announce that guest and that this can pose for problems when the homeowner may not be there to answer and children are expected to be dropped off at home.

Board discussed fire ant issues. Two bids had come in one from Clintar/Hulett and PPMSF. Cory Strolla motioned for Clintar/Hulett for Fire Ant control of Top Choice. James Maher seconded the motion. Motion passed all in favor.

Motion made by Cory Strolla to adjourn the meeting. James Maher seconded the motion.

Meeting adjourned at 8:45 P.M.