

**BRIAR BAY COMMUNITY ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING  
TUESDAY, FEBRUARY 10, 2009**

**1. CALL THE MEETING TO ORDER**

The following board members were in attendance.

Brian Dowling, President-----Present (Arrived at 6:45 pm)  
Ed Zakarian, Vice President -----Absent  
George Born, Vice President-----Present  
Debra Nickolos, Secretary -----Absent  
Ashlee Curtis Treasurer-----Present  
Jurate Meister, Director-----Present  
Jennifer Brugger, Director -----Absent

Bruce King and Bob Weakley of Kings Management were also in attendance.

President Brian Dowling was not able to make the meeting at 6:30pm and prior to the meeting directed that Mr. King would chair the meeting until his arrival. Mr. King called the meeting to order at 6:35pm.

**2. ESTABLISH QUORUM AND CERTIFYING OF PROXIES**

Membership attendance (quorum) required to conduct business: 290 present in person or by proxy.

Those members in attendance were:

14 Members present in person  
19 Members present by proxy  
33 Total members present in person and by proxy

Since a quorum did not exist, no official business could be conducted except for the election of Directors per Bylaws paragraph 5.2.5 as follows:

***BYLAWS: PARAGRAPH 5.2.5 "The election of any such director(s) shall be by ballot that the members cast, in person or by proxy, and by a plurality of the votes cast. **There will be no quorum requirements at a meeting to elect such directors.**"***

**3. PROOF OF NOTICE**

Mr. King provided evidence that a Notice of Meeting had been mailed to the owners in accordance with all statutory requirements.

**4. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES**

**MOTION:** It was moved by Jurate Meister and seconded by Ashlee Curtis to waive the reading of the minutes of the March 11, 2008 Annual Membership Meeting and to approve them as published. **VOTE:** Unanimous.

**5. ELECTION OF INSPECTORS OF ELECTION**

Mr. King asked for volunteers from the audience to supervise the counting of ballots. The following persons were appointed:

Louise Weiss.

Mr. Dowling arrived at this point during the meeting.

**6. ELECTION OF DIRECTORS**

The Board of Directors has seven members. All terms on the board are for one year.

The following nine persons were nominated from the floor to run for a one year term on the Board of Directors.

Born, George  
Brugger, Jennifer  
Curtis, Ashlee  
Dowling, Brian  
McInerney, Tom  
Meister, Jurate  
Ritchie, Susan  
Wilson, Maxine  
Zakarian, Ed

There being no other nominations, Mr. King closed the floor to nominations.

At this point during the meeting Mr. Dowling assumed the Chair for the balance of the meeting.

The Ballots were cast and Louise Weiss and Bruce King collected and counted the ballots.

Following is the result of the votes and the names in **Bold** were elected to serve a one year term on the Board of Directors.

**31 Born, George**  
**24 Brugger, Jennifer**  
**32 Curtis, Ashlee**  
**32 Dowling, Brian**  
7 McInerney, Tom  
**28 Meister, Jurate**  
**24 Ritchie, Susan**  
9 Wilson, Maxine  
**32 Zakarian, Ed**

## **7. REPORTS OF DIRECTORS, OFFICERS OR COMMITTEES**

George Born thanked the community members for each doing their part in maintaining the overall appearance of the facilities and landscaping. Considering the number of cutbacks now necessary he thinks everything is looking as well as possible.

Jurate Meister along with George Born wanted everyone to know the decisions made by the board are done so in the best interest of the entire community even though all members may not totally agree on each and every item presented.

Brian Dowling advised that the Hammal Community District has authorized fountains to be placed in the lakes. The first one is to be put in the one between the Cove and Sail Harbour.

Brian Dowling updated the community on a problem that has been occurring recently. Along Celebration Blvd just south of Eaton Drive graffiti has been spray painted on the sidewalk, light poles and utility boxes. It has been removed a few times but keeps reappearing. Same has been documented and the West Palm Beach Police have been advised of the problem. According to the police the writings and symbols are gang related. Brian requested all incidences in the community be reported to the police and management so each and every one is addressed to curtail future occurrences. Several persons offered various ways of possibly stopping the problem. All suggestions will be taken into consideration to correct the problem.

## **8. UNFINISHED BUSINESS**

No Unfinished Business.

## **9. NEW BUSINESS**

The Board discussed only holding Board meetings every other month or quarterly. **MOTION:** It was moved by Briar Dowling and seconded by George Born to conduct Board meetings every other month. The next meeting will be held on April 14, 2009. **VOTE:** Unanimous

**10. ADJOURNMENT**

There being no further business, Brian Dowling moved to adjourn. The meeting adjourned at 7:15 p.m.

**BRIAR BAY COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTOS  
ANNUAL ORGANIZATIONAL MEETING  
TUESDAY, FEBRUARY 10, 2009**

**1. CALL MEETING TO ORDER:**

The meeting was called to order at 7:20 p.m.

Board members in attendance included:

Brian Dowling-----Present  
Ed Zakarian-----Absent  
George Born -----Present  
Jurate Meister -----Present  
Ashlee Curtis -----Present  
Jennifer Brugger-----Present  
Susan Ritchie-----Present

**2. ELECTION OF OFFICERS**

The following names were put forth and unanimously elected as the Officers of the Association:

Brian Dowling, President  
Ed Zakarian, Vice President  
George Born, 2<sup>nd</sup> Vice President  
Jurate Meister, Secretary  
Ashlee Curtis, Treasurer

Brian Dowling, Ed Zakarian and Bruce King of Kings Management Services, Inc. shall be signers on all Association bank accounts.

**4. ADJOURNMENT**

There being no further business the meeting adjourned at 7:30 p.m.

Certified by:

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Brian Dowling, President