

Briar Bay Community Association, Inc.
Board of Director's Meeting Minutes
February 12, 2008

1. CALL MEETING TO ORDER

The following board members were in attendance.

Brian Dowling, President ----- Present
Ed Zakarian, Vice President ----- Present
Dan Bigtree, Vice President ----- Absent
Debra Nickolos, Secretary ----- Absent
James Maher, Treasurer ----- Present
Jurate Barkauskaite-Meister, Director ----- Present
Ashley Curtis, Director ----- Present

A quorum of the Board of Directors being present the meeting was called to order at **6:35PM** by President Brian Dowling. Also attending were Bruce King and Bob Weakley of King's Management Services.

2: APPROVE MINUTES:

MOTION: It was moved by Jurate Meister and seconded by Ed Zakarian to approve the minutes of the January 8, 2008 Board of Directors Meeting as published. **VOTE:** Unanimous.

MOTION: It was moved by Ed Zakarian and seconded by Jim Maher to approve the minutes of the January 30, 2008 Special Board Meeting as published. **VOTE:** Unanimous.

3: TREASURER'S REPORT:

Jim Maher presented the financial report. The balances as of January 31, 2008 are as follows:

Operating ----- \$143,778.10
Money Market ----- \$14,384.94
Petty Cash ----- \$19.06
Suntrust CD ----- \$88,114.72

4: MANAGEMENT REPORT:

Bob Weakley of King's Management presented the management report. Copies of the report were provided by email and hard copy for the meeting. The security issues have been fewer for the past month. Changes have been made by security for accountability. Gigi was present for US K-9 Security and gave an overall review of the community problems and actions taken.

5: UNFINISHED BUSINESS:

The pool renovation process is continuing. Management and President Dowling met with the contractor and are finalizing contract expectations and procedures.

Other options for the community TV channel were discussed and alternative ways to accomplish the project are being researched.

6: NEW BUSINESS:

The opening in the perimeter fence at the Southwest corner of Liberty Bay was discussed. Management was directed to obtain bids for the project. Jurate Meister will bring the issue back to the board at the next meeting after bids are received.

The owner of Lox Electrical has requested to mount a security camera to secure his vehicle in the designated commercial vehicle parking area at the clubhouse. Discussion followed. **MOTION:** It was moved by Jim Maher and seconded by Ed Zakarian for the board to grant the request as long as the job is solely at the expense of the owner. **VOTE:** Unanimous.

A suggestion to assist Sail Harbour regarding the Eaton St hedge damage was discussed. It was suggested to remove approximately 100 feet of the hedge from the Southeast corner to the west. This will possibly eliminate any further damage to the hedge material. Discussion followed: **MOTION:** It was moved by Ashley Curtis and seconded by Jurate Meister to remove the hedge and utilized the plants at other locations in the community. Also, Briar Bay would pay for the removal and sodding of the removal area. **VOTE:** Unanimous.

Three of the four water fountains on the tennis courts are inoperative and have been determined not repairable. Discussion followed. **MOTION:** It was moved by Jurate Meister and seconded by Ashley Curtis to remove the inoperative devices from the courts. **VOTE:** Unanimous with Ed Zakarian abstaining.

7: OPEN FORUM:

No items were discussed by residents in attendance.

8: ADJOURNMENT:

There being no further business the meeting was adjourned at **8:05PM.**