

# Briar Bay Master Homeowners Association

## Board of Director Meeting Minutes

### For February 13, 2007

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

Also attending the meeting were Dyan Boothe and Monique Videla, both representing J&L Property Management.

Meeting called to order at 6:32 P.M. by Cory Strolla.

Cory Strolla motioned to accept the minutes as written of the last meeting held on January 9, 2007. Motion was seconded by Shari Levy. Motion passed. All are in favor.

James Maher gave financial report:

- Total Assets-\$353,112.81
- Current Liabilities \$23,392.74
- Sub Total Reserves \$81,856.42

Dyan Boothe Gave Manager Report:

1. All of the Jog Road Median Islands between & up to Vista Lago entrance & in front of The Cove 2, across from Jeaga Middle School are the responsibility of the Briar Bay Master. The County currently lists DR Horton, Sail Harbour as the Master which was the first builder in the community. Shane of Clintar is going to maintain the additional median islands and has already started the maintenance of them. The cost to maintain will be under \$300.00 monthly. 5 medians in total, only two that I was aware of. Some of the additional Islands look to have not been cared for in quite some time and it seemed as though periodically Vista Lago had maintained the one in front to their right. After investigating the responsibility the County has said the Master would be the responsible party. County has received complaints in regard to these Islands and they were told it would be taken care of now that we are aware.
2. As requested at last meeting alternative pool heating options were sought. After speaking with a few of the contractors I have been told solar heating is an ineffective way to heat a pool, especially of commercial size. A warming blanket will require being properly folded down & stored every day and put unfolded & put on properly every night. I was advised not to waste the money on it. The only alternative to propane gas heating would be HEAT PUMPS. Heat pumps are much more cost effective than gas heating and will pay for themselves in one year use of propane gas savings. I have obtained two bids, 1 from Florida Pool Heating and 1 from Bayside pools.
3. The County is ready to move ahead with the traffic light install. What we must do is remove the pavers on the egress lane and have asphalt installed. The County will not maintain any pavers. The traffic light loops will be installed in the area of the asphalt and in the future the asphalt will be maintained by the county. See 1<sup>st</sup> bid in from Sunshine Asphalt Services. They also added a second bid for the ingress side, but not needed and included concrete quote to re-route the area of sidewalk where the exit barrier arm will encroach once activated.
4. Some sort of delineator or barrier will need to be installed to keep pedestrians away from the counter weight portion of the barrier arm as it closes. Similar to what already exists by the swing gate arms. There is a vast choice in size color so the Board can advise.

Hi-Tek Security company representatives, Tim Vandenberg, Elliot DeCastro and Eddie Baez are present to give a presentation about Hi-Tek Security for Briar Bay. Mr DeCastro, the owner of the company, in response to questions of the board members, explained employee procedures and protocols and how his officers would handle specific situations. Hi-Tek security explained the responsibility of upper management and how Hi-Tek's management is always onsite with the staff and meets weekly with property managers to be sure all post duties are being complied with effectively. Hi-Tek also addressed questions and concerns from the members in attendance.

### **Unfinished Business:**

- Tennis court Resurface bids. Board discussed FDC resurface bid of 3 East courts at 14,600.00 and Lancelot bid for east side 3 courts at \$8600.00.

Motion was made by James Maher to accept Lancelot Tennis' bid at \$8600.00 for 3 East side Courts. Motion was seconded by Brian Dowling. Motion passed 3 to 1 with Cory Strolla voting no.

- Board discussed next agenda item of leak detection for the pool. Bids received from Perfectly Pure Pools, Bayside Pools and Florida Leak Locators who will RECHECK pool shall leaks at NO COST due to previous leak detection questions from the previous year. Florida Leak Locators did not include in agreement pressurized plumbing tests at no charge.

Cory Strolla motioned to have Florida Leak Locators redo leak detection at no cost and approve of up to \$500.00 for them to do a pressurized plumbing leak rest. Brian Dowling seconded the motion. Motion passed, all were in favor.

- Board discussed proposals from Bob Devoss Pools \$28,120.00 and Bayside Pools \$17,500.00 for resurfacing of pool diamond brite.

Cory Strolla motions to accept the bid submitted by Bayside for diamond brite resurfacing, which is to be contingent on the results of leak detection proving no plumbing leak issue. Shari Levy seconded the motion. The motion passed with all in favor.

### **New Business:**

- Board of Directors discussed the ficus hedge install on Bollard road where Liberty Bay and Briar Bay properties meet.

Cory Strolla motions to have Briar Bay pay for the portion of the ficus hedge with a cost not to exceed \$200.00 for approximately 10 Ft of hedge. James Maher seconded the motion. Motion passed with all in favor.

- Cory Strlla motioned to remove next agenda item, Clintar bid for tree replacement, stake removal and mulch. Brian Dowling seconds the motion. Motion passed with all in favor.

James maher will work with Felix, Janitorial person, to remove stakes to avoid extra charges.

- Board discussed next item on agenda, Electrical repair bids for tennis court electrical outlet receptacle repair. Proposals from Advanced Electric for \$950.00 and Davco Electric for \$790.00.

Cory Strolla motions to accept Advanced Electric bid to repair tennis court receptacles. Shari Levy seconds the motion. Motion has passed with all in favor.

- Board discussed water cooler/fountain agenda item.

Cory Strolla motioned to remove item from agenda. Shari Levy seconds the motion. Motion passed with all in favor.

Board discussed notice from County to remove pavers in egress lanes to install asphalt to accomadte the County request so they can install the loop detectors for the traffic light install. Board agrees to table the item until next meeting when bids come in.

Cory Strolla motioned to adjourn the meeting. Magfret Caballero seconded the motion.

Meeting adjourned at 8:56 PM