

# **Briar Bay Master Homeowners Association**

## **Board of Director's Meeting**

### **For March 13, 2007**

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Present at the meeting were Brian Dowling, Ed Zakarian, Dan Bigtree, Jurate Meister, James Maher, Shari Levy & Amy Schwartz. Also attending the meeting were Dyan Boothe and Monique Videla, representing J&L Property Management, Inc.

Meeting was called to order at 8:30 P.M. by Brian Dowling.

Dan Bigtree motioned to accept the minutes as written of the previous Board of Director meeting. James Maher seconded the motion. Motion passed with all in favor.

James Maher gave financial update:

Total Assets-\$267,262.44

Total Reserves-\$74,680.19

Current liabilities-\$27,478.11

Total Delinquencies-\$70,606.46

Board discussed delinquencies and that they have decreased in the last few months from 90K.

Dyan Boothe Gave Manager Report:

1. The County is ready to move ahead with the traffic light install. WBriar Bay is required to remove the pavers on the egress lane and have asphalt installed. The County will then maintain the asphalt. See 1<sup>st</sup> bid in from Sunshine Asphalt Services. They also included a second bid for the ingress side as requested. Waiting for Complete Asphalt bid and Atlantic Southern Paving bid.
2. Sunshine services also included a concrete quote to re-route the area of sidewalk where the exit barrier arm will encroach unto walkway once activated.
3. Quotes for Bollards are being obtained as requested to protect and warn pedestrians of the moving arm at the exit gate while walking on sidewalk area. Additionally a sign was requested: "Caution-moving Arm" to be placed directly on the Bollards once installed.
4. One easement deed was obtained from a homeowner for the LI/BB fence install. No others were returned. Fence installation may possibly have to be re-addressed? Please advise.
5. Leak Locators have completed their leak detection and submitted a report which I forwarded to Bayside Pools, the company who was contracted to resurface pool. Waiting to see if Bayside has any recommendation or concerns. If not, Bayside can prepare to begin resurfacing of pool as contracted.
6. Tennis Court Resurfacing of South side Courts to be completed Wednesday. A final walk through is planned for 4PM for any Board Members wanting to attend.

#### Unfinished Business:

None

#### New Business:

1. Board discussed and went over Security Company bids. Iva Polak, owner of United K-9 Security, was present for questions from the Board on their bid. Brian Dowling introduced Iva to the members.

Iva gave brief description of her company and background in the industry. Board Members and community members asked questions of Iva and presented current problems and how it would be addressed with her company.

Board asked how long United K-9 Security would need to get Briar Bay operational. Iva Polak gave the Board a three week time frame to prepare the data base prior to change over.

Board discussed bids and current budget for security.

Ed Zakarian motioned to hire United K-9 Security and give thirty days notice to US Security Associates. James Maher seconded the motion. Motion passed with all in favor.

2. Board discussed bids for Paver removal & Asphalt installation as per county requirements for traffic light install. Two bids were obtained, one from Sunshine Services at \$5,016.00 and one from complete Asphalt for \$9,700.00. James Maher motioned to accept the bid from Sunshine Services for the paver removal and asphalt installation pending Louise Weiss' input and to include the price to extend the exit area sidewalk at \$825.00. Shari Levy seconded the motion. The motion passed with all in favor.

Brian Dowling made a motion to table the pool heat pumps. Jurate Meister seconded the motion. Motion passed with all in favor.

Open Forum:

Attorney to follow up with results from Engineers Report and Leak Detection Report with pool builder

James Maher motioned to adjourn the meeting. Motion was seconded by Ed Zakarian.

Meeting adjourned at 9:50 PM