

Briar Bay Community Association, Inc.
Board of Director's Meeting
March 18, 2008

1. CALL MEETING TO ORDER:

The following board members were in attendance.

Brian Dowling, President-----Present
Ed Zakarian, Vice President-----Present
George Born 2nd Vice President-----Present
Debra Nickolos, Secretary -----Present
Jurate Barkauskaite-Meister, Director-----Present
Ashley Curtis, Treasurer -----Present

A quorum of the Board of Directors being present the meeting was called to order at **6:37PM** by President Brian Dowling. Also attending was Bob Weakley of King's Management Services.

2. APPROVE MINUTES:

MOTION: It was moved by Ed Zakarian and seconded by Debra Nickolos to waive the reading of the minutes of the February 12, 2008 Board of Directors meeting and to approve them as published. **VOTE:** Unanimous.

3. TREASURER'S REPORT:

Ashley Curtis presented the financial report. The following are the account balances as of February 29, 2008.

Operating ----- \$140,789.50
Money Market ----- \$38,072.02
Sun Trust 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 pool renovation is underway and so far no unforeseen problems exist or are expected. Ongoing issues with the gates and cameras are continuing.

5. UNFINISHED BUSINESS:

The Liberty Bay fence proposal from Screenco was discussed. **MOTION:** It was moved by Jurate Meister and seconded by George Born to accept the bid with a provision if needed for up to \$250.00 for permitting which is not specified in the bid. **VOTE:** Unanimous.

The replacement of the pool heater was discussed. **MOTION:** It was moved by Jurate Meister and seconded by Debbie Nickolos to purchase the electric heat pump system Heater Replacement #2 outlined by Artech for \$66,400.00. This is to include electrical service upgrades. It was suggested that President Brian Dowling attempt to negotiate the price down by at least 10%. **VOTE:** Unanimous.

6. NEW BUSINESS:

The condition of the pool and patio furniture was discussed. **MOTION:** It was moved by George Born and seconded by Ed Zakarian to approve replacements for 48 Aruba Patio Chaises and 36 Country Club style chairs, 4 tables and 6 Tee Tables at a cost of \$9,437.45. **VOTE:** Unanimous.

Gigi of K-9 Security reported no major or unresolved issues. Ed Zakarian is to provide a higher security clearance for her for the benefit of the guards and access control.

MOTION: It was moved by Brian Dowling and seconded by Ed Zakarian to table discussion on the security gate service contract in order to give the Board members more time to review and research the bids. **VOTE:** Unanimous. Currently, there is no service contract with any company.

7. ADJOURNMENT:

There being no further business the meeting was adjourned at **8:30PM**.