BRIAR BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 13, 2010

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1. CALL MEETING TO ORDER:

The following Board members were in attendance:

Brian Dowling, President	Present
Ed Zakarian, Vice President	Present
Ashlee Curtis, Treasurer	Present
Susan Ritchie, Secretary	Absent
Jurate Meister, Director	Present
Stacy Kelly, Director	Present
Maxine Wilson, Director	Present

Also in attendance were Bruce King and Andrea King of Kings Management Services, Inc.

A quorum of the Board being present, President Brian Dowling called the meeting to order at 6:32 p.m. Ed Zakarian joined the meeting at 6:50 p.m.

2. APPROVE MINUTES:

MOTION: It was moved by Jurate Meister and seconded by Maxine Wilson to waive the reading of the minutes of the December 8, 2009 Board meeting and to approve them as published.
VOTE: Unanimous.

3. FINANCIAL REPORT:

Following are the account balances as of March 31, 2010 from the finance report previously distributed to the Board of Directors:

Colonial Bank Operating & Savings ----$27,373.50
Reserves / Money Market---------- $300,112.87
Accounts Receivable ---------- $792,517.53

4. OFFICER'S REPORTS:

Maxine Wilson brought to the attention of the Board that there have been multiple alligator sightings in the lakes. The association reports alligator sightings to HAMAL CDD, the entity that owns the lakes, and animal control; however, since the Association does not own the lakes, it should not bear the liability for a potential injury caused by an alligator, or other such related incident.

Jurate Meister brought attention to the fact that the fountains installed by HAMAL CDD in each of the Briar Bay lakes were activated as of the morning of this meeting. The Community is very pleased to have the addition of these attractive fountains.

Brian Dowling reported that the pool heaters have been turned back on now that the weather has warmed enough in the evenings to sustain the pool temperature. The last few months the weather has been so cold that the heaters were not able to warm the water

without running constantly, which would have caused exorbitant electric bills. Therefore, they remained off during the winter.

Maxine Wilson reported a pot hole at the entrance to Briar Bay on the exit lane. The Board directed Management to have the pot hole repaired.

5. UNFINISHED BUSINESS

No Unfinished Business.

6. NEW BUSINESS

As the Annual Elections Meeting was just held, the Board had asked management to prepare multiple bids for some of the Association's service contracts, in order to give current and new board members an opportunity to review them. The existing contractors also provided current proposals.

Landscaping:

Sawgrass Landscape provided a proposal; however, their price did not appropriately reflect the scope of services demanded by Briar Bay.

Landscape Manager provided a proposal, as referred by Ed Zakarian. Landscape Manager did a minor job for Ed which he was pleased with. However, he has not had any further interaction with him.

Landscape Manager's proposal as compared to Clintar's proposal was only slightly higher.

Clintar provided an alternative to their current contract. Briar Bay is currently on a "Silver Plan" which includes monthly pest treatment. As this may not always be necessary, Briar Bay could opt to remove the pest treatment option, reduce their plan by $500 per month and have future pest treatment done on an as-needed basis.

In addition, Shane Humble with Clintar Landscape Management offered to lock in the current contract rate with Briar Bay for three years. However, the contract always has a 30 day cancellation policy.

The Board mentioned the fact that Clintar has always been readily responsive to any requests and needs in Briar Bay. They have consistently completed requests in a timely manner; they accommodate special requests and have never refused service for any reason.

MOTION: It was moved by Jurate Meister and seconded by Stacey Kelly to accept the proposal offered by Clintar without the "Silver Plan" pest treatment and at a three year fixed rate. **VOTE**: Unanimous.

Road Re-Striping

By request of the Board, Management obtained a quote for road restriping in Briar Bay. The quote includes what currently exists and is $4,482. The Board had obtained bids for the restriping several years back and recalls the prices being in excess of $15,000. For this reason, they are very pleased with this proposal. **MOTION**: It was moved by Maxine Wilson and seconded by Stacey Kelly to accept the proposal for Briar Bay as provided by Fine-Line Striping. **VOTE**: Unanimous. The sub-communities were also provided proposals for the

restriping of their roads. Briar Bay will give the sub-communities sixty days to accept their respective proposals so all jobs can be scheduled in unison.

Gate Access Hardware and Software Systems:

The current system of gate remotes and cards used to access the community is in need of review. Some of the reasons for this are: incomplete data recording by the developer and previous management, outdated transmitter software which is unreliable and nearly at batch entry capacity, no ability for data tracking of vehicles, access records, etc. Also, the remotes are being used by unauthorized tenants, previous residents, etc. and there is no way to control or know who has access to the community.

The options researched and presented were the Laser entry barcode access system and the Radio Frequency ID sticker tag system. Both are vehicle specific and cannot be removed without automatically deactivating. The initial investment is comparable with each system; the cost difference comes with the purchase of the units for each vehicle. An RFID tag costs more than a Barcode sticker.

To begin the process, the Board agreed that they are in favor of upgrading from the current system. Initially the Board was in favor of the Barcode access system. However, Ed and others encouraged the Board to consider the best possible alternative since this will be a long term upgrade and the RFID system might be more reliable, even if more costly. Multiple residents reported from their experience that the Barcode system frequently does not read correctly based on vehicle distance, weather, etc. while the RFID is not affected by those factors. Both systems will serve the same purpose as the units cannot be removed from a vehicle without being deactivated.

After extensive discussion, the Board viewed the RFID system more favorably than the Barcode. Bruce King encouraged the Board to allow him to do more research with the specific vendors before deciding on a specific model or provider.

In the interim, the Board decided to approve an allowable expense for a new system, with the details to be ratified as necessary in the future. **MOTION**: It was moved Stacey Kelly and seconded by Ashlee Curtis to upgrade to the RFID system with the vendor to be determined, to subsidize the first two vehicle units per household and to install a second gate arm up to a cost of $60,000. **VOTE**: Unanimous.

Security Contractor:

While several security companies submitted proposals, the Board discussed the fact that among companies of the same caliber, United K9 is responsive and will immediately confront issues when addressed, but it does require action on the part of the Association to solicit more professional behavior from guards. At this time, the Board does not wish to consider other bids. However, they do want to clarify the rules in an Operations and Procedures Manual. In addition, when a new access system has been decided and installed, a meeting will be scheduled with all security personnel and the policies will be clearly explained and they will be made to understand that they must enforce and follow those policies.

Ashlee Curtis volunteered to review and revise the current operations manual with specific rules and guidelines for the clubhouse and security.

7. OPEN FORUM

Residents brought up the issue of excessive weeds in their lawns. While they were instructed to address this issue with their respective sub-associations, management and the Board did relay the fact that Clintar had sent notices preparing the boards for heavy weed growth due to the cold weather leading into overcast, rainy days where the temperatures did not raise enough to dry the soil. This is causing excessive germinating of all plants which will also increase the affects of allergy season.

8. ADJOURNMENT

MOTION: There being no further business it was moved by Ed Zakarian to adjourn the meeting. The meeting adjourned at 8:35 pm.

The next meeting scheduled is the Annual Membership Meeting for the election of the Board of Directors on June 8, 2010 at 6:30p.m. at the Briar Bay Clubhouse.