

**Briar Bay Community Association, Inc.
Board of Director's Meeting
April 8, 2008**

1. CALL MEETING TO ORDER:

The following board members were in attendance.

Brian Dowling, President	-----	Absent
Ed Zakarian, Vice President	-----	Present
George Born 2 nd 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 **6:34PM** by Vice President Ed Zakarian. Also attending was Bruce King and Bob Weakley of King's Management Services. Jurate Meister arrived at **6:36PM**.

2. APPROVE MINUTES:

MOTION: It was moved by Ashley Curtis and seconded by George Born to waive the reading of the minutes of the March 18, 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 March 31, 2008.

Operating	-----	\$140,406.80
Money Market	-----	\$49,259.77
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 continuing according to schedule.

The fire extinguishers for the clubhouse were serviced and tagged according to law. The manufacturer of the lawn chairs being replaced would not buy back the furniture. The items have been placed on Ebay and some inquiries have been received.

FPL has not responded to fix some of the street lights which have been reported several times. Efforts are continuing to have them all repaired.

The City of West Palm Beach has delayed the fence project for Liberty Bay because it is a utility easement and each of the utilities has to sign a consent form. This is being accomplished by management and then the information will be turned over to Screenco for the installation.

5. UNFINISHED BUSINESS:

Gigi of K-9 Security reported no major or unresolved issues. Gigi is to inquire about the security golf cart status as it appears to always be broken down and unusable.

The pool renovation progress and funding was discussed. The special assessment funds are coming in and it is hoped no delays will be caused by lack of funds and hopefully the line of credit will not have to be utilized.

6: NEW BUSINESS:

MOTION: It was moved by Jurate Meister and seconded by George Born to approve the pool maintenance services from Artech Pools for \$900.00 per month. This bid is to be clarified by a complete list of services.

VOTE: Unanimous.

Overnight parking of resident vehicles at the clubhouse was discussed. **MOTION:** It was moved by Jurate Meister and seconded by Ashley Curtis to table the issue alone for the present time and only discuss it again if a problem arises. **VOTE:** Four votes for the motion with George Born against.

Speed control devices were discussed for Celebration Blvd. and other areas including the possibility of the sub- communities joining in a combined effort. It was decided to have an engineering study if the cost is practical and then revisit the project after a cost determination is completed.

The issue of the gate service contract with Complete Access Control was tabled until such time the present contract is completed. Also the bid price must be confirmed as accurate before a decision can be made. Issue is tabled until further information about the bidding companies can be ascertained.

Pool heater funding was discussed. **MOTION:** George Born moved to pay for the pool heater cost with whatever funds are available. Ed Zakarian amended the motion with the following. To pay the heater cost by #1: First with the Operational Account. #2: Use the Money Market Account. And #3: As a last resource use the Line Of Credit. The edited motion was seconded by Jurate Meister. **VOTE:** Unanimous.

A pool party idea for showing the residents the accomplishment of the pool renovation was tabled.

7: OPEN FORUM:

No items from anyone presented by the public.

8: ADJOURNMENT:

There being no further business the meeting was adjourned at **8:00PM.**