

**BRIAR BAY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 10, 2011**

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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
Robert Simeone, Treasurer	Absent
Ashlee Curtis, Secretary	Absent
Jurate Meister, Director	Present
Stacy Kelly, Director	Present
Maxine Wilson, Director	Present

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

A quorum of the Board being present President Brian Dowling called the meeting to order at 6:35 p.m.

**2. APPROVE MINUTES:**

**MOTION:** It was moved by Ed Zakarian and seconded by Stacey Kelly to waive the reading of the minutes of the February 8, 2011 Organizational Board meeting and to approve them as published.  
**VOTE:** Unanimous.

**3. FINANCIAL REPORT:**

Following are the account balances as of April 30, 2011 from the finance report previously distributed to the Board of Directors:

Colonial Bank Operating -----	\$262,340
Reserves / Money Market -----	\$406,290
Accounts Receivable -----	exceed \$1,000,000

**4. SPECIAL ITEM: Visit from member of Mayor Muoio's Transition Team**

Jeanne Stefanic of the Neighborhood Improvement and Community Relations committee and a volunteer for the temporary Transition Team for incoming Mayor Jeri Muoio, was in attendance at the meeting on behalf of the residents within the City of West Palm Beach. Ms. Stef introduced herself as the voice through which the community could capture the Mayor's ear. Her purpose was not to provide information but to gather as many questions and comments from the audience to take back with her. The topics and questions raised by residents of Briar Bay follow:

- The City Hotline for all questions and information is 561-822-2222. It was suggested that a reference number be issued for each call that the caller can use to follow up.
- The pungent smell of the dump and/or water treatment facility is becoming more frequent and much worse. Is the cause construction and what can be done to limit it?
- Residents suggested a form of follow-up from the Mayor's office as these issues are addressed and/or resolved.

- Former Mayor Frankel was instrumental in instituting a Citywide Street Light Illumination project which provides refunds to associations for the costs involved in providing their own street lighting. Under the same auspices she was also in favor of providing City funding for association road repairs and resurfacing. Is Mayor Muoio also in favor of pursuing this?
- Residents are unhappy with the lack of City ordinance enforcement over panhandling on road medians and the number of signs allowed to remain on street corners. They would like to see more enforcement in these areas.
- The general financial health of the City was addressed. Ms. Stef was able to share that the goal for this year is to reduce the budget by ten million. This is in addition to the thirty million already cut last year. Instead of requiring blanket cuts from various departments, they are evaluating each department for specific wastes or a need for greater funding if it will reduce the overall expenses of that the department in the future.
- Will the City consider incentives to associations for the aesthetic maintenance of vacant homes?
- What influence does the City have in affecting the performance quality of the schools within its boundaries?

## 5. OFFICER'S REPORTS:

President Brian Dowling informed the Board that effective immediately, Ashlee Curtis resigned from the Board due to relocation. He expressed his strong regret that she would no longer be able to serve on the Board and thanked her for her years of dedication to the community. The Board expressed their agreement. Ashlee will be missed.

Nominations will be taken at the next board meeting to fill the vacant seat.

## 6. UNFINISHED BUSINESS

Ratification of Email Vote: The Board voted via email to approve additional gym equipment to be included with the equipment already approved. **MOTION:** It was moved by Ed Zakarian and seconded by Jurate Meister to approve the purchase of two SportsArt Fitness Recumbent Bikes for a total of \$6,829.60. **VOTE:** Unanimous.

## 7. NEW BUSINESS

With the security measures taken to eliminate tailgating through the resident lane, the double gate arms are posing a problem for oversized trucks and vehicles that exceed the height restriction of the guest lane, as the dual gate arm entry is designed for single vehicles. Mr. Dowling suggested obtaining a quote to activate the far right entry lane to be used specifically for "oversized vehicles." Management will obtain a quote for this suggestion.

The contract existing between Briar Bay and Comcast is scheduled to expire in mid-2012. The Board wishes to proactively begin negotiations with Comcast and pursue the possibility of other service providers, to place the Association in the most favorable negotiating position with Comcast, if a contract renewal is ultimately approved.

Sail Harbour approached the Master Board with an offer and request to share the hours and cost of hiring off-duty police officers for increased community security. Currently officers are hired for three hours shifts, two times a week. **MOTION:** It was moved Maxine Wilson and seconded by Jurate Meister to assume the same number of scheduled hours under the Master Board for the purpose of

expanding their patrol throughout Briar Bay. **VOTE:** Brian Dowling – Yes. Stacey Kelly – Yes. Ed Zakarian – Abstain.

The Board was previously provided a proposal, requested by Brian Dowling, to install gates and an electronic access point into the tennis court areas, for the purpose of additional security and to limit the usage of this amenity to homeowners' current in their dues, as is already done for the Clubhouse amenities. **MOTION:** Because additional security in the community is important, it was moved by Ed Zakarian and seconded by Maxine Wilson to approve Proposal #17689 provided by AGS I, Inc. in the amount of \$4,020.25 for the securing of the tennis courts. **VOTE:** Unanimous.

Over time, many residents have expressed a desire to have a community centralized area dedicated to playground and sports activities. Only three of the six tennis courts are frequently used and only those three have had the courts resurfaced. Brian Dowling proposed the idea of converting the west portion of the tennis courts into a combination recreation area, either in stages or altogether. After reviewing initial research provided by Management, it was decided to form and approve a Recreation Committee to oversee and research options and ideas and costs for this type of project. The volunteer committee members are: Ed Zakarian of Waters Edge, Jurate Meister of Liberty Bay and Narda Rivera of Liberty Isles.

#### **8. OPEN FORUM**

All open forum discussions occurred during the above items.

#### **9. ADJOURNMENT**

**MOTION:** There being no further business Jurate Meister moved to adjourn the meeting at 8:50 pm and was seconded by Stacey Kelly.