

Briar Bay Master Homeowners Association

Board of Director's Meeting

For June 12, 2007

Present at the meeting were Brian Dowling, Ed Zakarian, Jurate Meister, Shari Levy. Dan Bigtree arrived at 6:50 PM. Absent from the meeting were James Maher and Amy Schwartz. Also attending the meeting was Dyan Boothe, representing J&L Property Management, Inc.

Meeting was called to order at 6:37 P.M. by Brian Dowling.

Ed Zakarian motioned to accept the May Meeting minutes as written. Shari Levy seconded the motion. Motion passed with all in favor.

James Maher gave financial update for period ending May 31, 2007:

Total Assets-\$324,284.39

Reserves-75,376.25

Total Delinquencies-\$86,749.36

Dyan Boothe Gave Manager Report:

1. The Pool Timer for Water Feature is up and running as of May 18th. The cost for the timer & to install it was \$235.00. Water Feature is off between 8Pm & 8Am.
2. Flow Meter for Water fill was purchased to monitor all pool water loss. The meter cost was \$327.00. Meter was installed by PPP at \$140.00-which has not been billed yet. The meter will be read & reset by Perfectly Pure Pools and I will keep a log of all readings for the Board. This will help in monitoring any pool water loss. PPP will have it read monthly. If the Board wants shorter readings please advise.
3. Traffic Signal paver / asphalt Permit Update, John Beale of Sunshine Services had checked on permit status last week and was told it went from Zoning Dept to the last step, which it is now with, the Building Dept. Building Dept can be up to 12 days.
4. Regarding protecting the clubhouse equipment from damaging surges and voltage spikes FPL has for commercial use a SURGESHIELD. Installation by FPL for this is \$50.00. For a single phase cost is 29.95 per month, for a 3 phase 49.95 per month. The terms & conditions are in the board's package.
5. Clubhouse Security has been stationed at the clubhouse for the summer to assist in enforcing pool, fitness & clubhouse rules. The hours are from 11A to 8P.
6. If there are any concerns with a security officer please make note of day & time and bring to my attention as quickly as possible so Iva, owner of United K-9 Security, can be informed to address the proper individual and issue immediately.
7. On the agenda are Door lock replacement. I am still waiting for bids from: All Safe & Lock, Low Voltage Security & Pronto Electric. All Safe & Low Voltage bids will be for Magnetic door locks as Star Lock & Door had submitted; Pronto Electric will be for repair on the existing lock system. All Safe explained in addition to a fail safe set up (battery back up) the existing manual medeco lock can remain so that in the event of long term power outage the medeco lock can be used to keep the door locked when the power fails.

Board discussed FPL, SURGESHIELD, for use to protect the clubhouse equipment which includes the pool equipment as well. Jurate Meister made a motion to sign up with FPL for the SURGESHIELD for the clubhouse. James Maher seconded the motion. Motion passed with all in favor.

Unfinished Business:

Security Camera Relocation:

Board requests that it is verified that the cameras and DVR is working properly. Obtain two camera bids and bids to relocate two cameras. Brian Dowling asked that Ed Zakarian and the bid committee to go over DVR extended warranty coverage agreement and make camera recommendations to the Board.

Concrete Sidewalk Extension:

Board reviewed 3 Bids for the install of the concrete sidewalk extension; Lance Concrete, Inc for \$2400.00, Midwest Builders, LLC for \$3450.00 and Sunshine Services for \$ 2720.00.

James Maher made a motion to accept the Sunshine Services bid at \$2720.00. Amy Schwartz seconded the motion. Jurate Meister abstained from voting to avoid conflict of family interest regarding Midwest Builders. Motion passed with all in favor.

Brian Dowling introduced attorney, Clair Wyant-Cortez of Hilley-Wyant-Cortez to the members in attendance. Brian Dowling explained that the Board was interviewing attorneys due to some issues with the current attorney. Claire Wyant-Cortez gave members information on the firm and the options they offer for collection procedure and fees.

A motion was made by James Maher to hire Hilley & Wyant-Cortez P.A. to replace Briar Bay's current attorney's, Dicker, Krivock & Stoloff, with the possibility to transfer all outstanding collections. Shari Levi seconded the motion. Motion has passed with all in favor.

Clubhouse Glass Door & Window replacement:

Board discussed estimate from Glass Doctor / Harmon Autoglass, to replace damaged impact resistant glass in clubhouse front door and clubhouse side arched window. James Maher made a motion to accept the bid for repairs from Glass Doctor/Harmon Autoglass for \$2123.82.

Clubhouse Door Lock Repair:

Brian Dowling made a motion to table Door Lock Repair. Ed Zakarian seconds the motion. Motion has passed with all in favor.

New Business:

Pool Instructor:

Board is looking into possible liability concern. This will remain an open topic.

DVR & Camera Extended Warranty-Continue Coverage:

Board agreed to table this pending further investigation.

Clintar / Islands, Pool Fence Perimeter Plantings & Annuals:

Clintar submitted quotes to do various landscaping projects. Board voted separately on each.

- Remove 21 stumps and replace 9 missing Mahoganies and 3 live Oak trees along Celebration Drive-\$4800.00-Board Majority votes no.
- Replace and fill gaps of Cocoplum hedges along Celebration Drive-\$1955.00-Board majority approved.
- Mulching of front entrance from Jog Road thru gatehouse and all the way back on Celebration to the end at 3rd Stop sign. Mulching of clubhouse on backside of pool and tree rings.-\$4582.50-Board majority has approved.
- Fill in gaps of medium brown egg rock around clubhouse-\$112.00-Board by majority approved.
- Fill in gap of Awabuki Viburnum on back side of pool. Remove dead shrubs and place sod around trees.-\$1190.00.-Not approved by Board majority.
- Deep rooting the 29 royal palms at the front entrance as they are severely stressed due to lack of irrigation.-\$1305.00- Approved by majority of the Board.
- Fill in gaps of gold mound durante-\$81.00- Approved by majority of the Board.

Jurate Meister motioned to accept to the agreed portions of the Clintar bid that was previously voted on. Ed Zakarian seconds the motion. Motion has passed with all in favor.

Windscreen Replacement:

Lancelot Tennis submitted a bid to replace damaged windscreens. East Courts-\$715.00 7 West Courts-\$1400.00. Ed Zakarian motions to repair screens and have bid committee investigate alternative screens. James Maher seconds the motion. Motion passed with all in favor.

Newsletter / Website:

Ed Zakarian explained Gate Access Software is 98% complete. Need to provide access to homeowners for visitor list. Portal was built for Briar Bay Online homeowners to log into their own sub-community webpage for Minutes, Agendas, Calendars, discussion & ARC Forms. Ed Zakarian explained, everything relating to the community in the next few days on the website will be up and running.

Briar Bay newsletter is to include each subdivision as well. Ed Zakarian motioned to approve official Briar Bay quarterly Newsletter. Dan Bigtree seconds the motion. Motion has passed with all in favor.

Other New Business / Open Forum:

Celebration Fence:

Members discuss Celebration Fence concerns and issues. Dan Bigtree made a motion to re-address the Celebration Fence fully. Motion was seconded by_____. Motion passed with all in favor.

Brian Dowling motioned to adjourn the meeting. Motion was seconded by James Maher.

Meeting adjourned at 9:38 PM