

# Briar Bay Master Homeowners Association

## Board of Director's Meeting

### For July 10, 2007

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

Meeting was called to order at 6:35 P.M. by Brian Dowling.

Amy Schwartz announced her resignation to the Board and members in attendance.

The remaining Board of Directors acknowledged and accepts the resignation.

James Maher made a motion to accept the minutes of the June meeting as written. Dan Bigtree seconded the motion. Motion passed all in favor.

James Maher gave financial update for period ending June 30, 2007:

Total Assets-\$301,212.21

Total Delinquencies-\$84,

Dyan Boothe Gave Manager Report:

1. Updates on FPL Surge shield: Spoke with Will Wilson today of FPL to check on SurgeShield install. I am to follow up late next week; he said it will take about 3 weeks.
2. Followed up with Larry Van Orden of Associated Land Surveys again today regarding Briar Bay and Liberty Isles homeowner property & Briar Bay property line. I am told we will have a price to put together a detailed survey of the area by tomorrow.
3. I also contacted Benchmark Survey to give us a price on doing a survey for this area as well. They will contact me after they review the fax of the area I sent to them today.
4. TEM was called today to check the visitor and resident gate arms as they are not operating. They will be onsite asap.
5. We had 2 power outages here in the clubhouse today, one affected the guardhouse as well and that could be why the gate arms are disabled.
6. Glass Doctor was onsite today to re-measure the arched window for replacement. They estimate the glass to be ready late next week and will install.

#### **Unfinished Business:**

##### Clubhouse Door Lock Repair:

James Mahe made a motion to hold off on Door Lock Repairs until further investigation and warranty/maintenance info can be obtained on the bids and for additional bids. Ed Zakarian seconds the motion. Motion has passed with all in favor.

#### **New Business:**

##### Clubhouse Parking Rules:

Brian Dowling explained that the clubhouse parking lot seems to be utilized more frequently with commercial vehicles and passenger vehicles, without the prior consent. It was discussed among the Board how to control utilizing the clubhouse lot for overflow vehicles and light commercial vehicles.

One option would be to ticket any unauthorized vehicle and have it removed by tow. Second option would be to allow overnight (light) commercial vehicles to park but by permit only. Board also discussed the possibility of charging a fee for those wanting to park at the clubhouse for extended periods.

Dan Bigtree motioned to open parking spots up for monthly rentals for light commercial vehicles after the Board decides on a permit and fee policy. James Maher seconds the motion. Motion passed with all in favor.

**Briar Bay Tenant Screening:**

Brian Dowling discussed being in favor of using a standard application policy for community enforcement of tenants. Brian Dowling also suggested that a committee comprised of a Board Member from each sub-community to sit on a committee especially created for the purpose of screening tenant applications.

Ed Zakarian made a motion to have Briar Bay Master require a minimum fee for all rentals in the community with details to be voted on at the next meeting of Directors. James Maher seconded the motion. Shari Levy abstained her vote due to Sail Harbour screening regulation and current procedures. Motion has passed with the majority of the remaining directors all in favor.

**Other New Business / Open Forum:**

**Mayor Lois Frankel and Commissioner Jeri Muoio:**

City of West Palm Beach, Mayor Frankel, has attended the Briar Bay Board of Directors meeting tonight to give a ceremonial/symbolic check in the amount of \$28,558.00 payable to Florida Power & Light for the electric accounts for each Briar Bay community sub-division for the participation in the 2006/7 Citywide Public Safety Residential Street Illumination Program.

Mayor Frankel and Commissioner Muoio were well received and both spent time talking with the community members present and both did a Q&A. Pictures were taken for the ceremony and newsletter by Ed Zakarian.

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

Meeting adjourned at 8:20 PM