

Briar Bay Master Homeowners Association

Special Members Meeting & Board of Director Meeting

August 14, 2007

Meeting was called to order at 6:15 P.M. by Brian Dowling.

Brian Dowling explained the purpose of the Special Meeting.

Brian Dowling announces and the Board of Directors accepts the resignation of Shari Levy from the Board of Directors for Briar Bay.

Attending the meeting were Briar Bay Board of Directors, Brian Dowling, Ed Zakarian, Shari Levy. Absent from the meeting were James Maher and Dan Bigtree. Members attending the meeting were, Antonio Domingos, Dora VonKuehlman, Alicia Summers, Debbie Nikolos, Lacknauth, Andreas Escobar, Hector Betancourt, Ashlee Curtis, Maika Cummings, Catherine Maxwell, Charles Painter, Pricilla Reuleau, Wanda & Joseph Caputi, Rodriguez, Arlene Cheese, Michael Bertelle, Nubia Mendieta, Louise Weiss, Monica Lewis. Also attending the meeting was Dyan Boothe, representing J&L Property Management, Inc.

Brian Dowling went over details of the proposed amendments and goes over each paragraph with the Members in attendance and answers their questions.

6:45 PM Dan Bigtree is in attendance.

Homeowners express concern with regard to security deposit that Briar Bay Community Association, Inc will require of all tenants. Board Members answer and discuss the concerns presented.

Shari Levy had requested the Board consider Ashlee Curtis, a Sail Harbour resident, take her position on the Briar Bay Board of Directors. A nomination was made for her candidacy.

Andreas Escobar made a nomination for himself for one of the vacant positions on the Briar Bay Board.
Nubia Mendieta made a nomination for herself for one of the vacant positions on the Briar Bay Board.
Debbie Nikolos made a nomination for herself for one of the vacant positions on the Briar Bay Board.

Brian Dowling calls for any last nominations. None were made. Floor is closed for nominations at 7:46 PM.

Brian Dowling asks for each candidate to speak briefly to the members in attendance. Each candidate introduce themselves to the members.

Brian Dowling calls for two volunteers to count the votes for a tally on Proposed Amendments and Director position election. Louis Weiss and Michael Bertelle volunteer to do tally.

7:55 PM Tally of votes begin.

Board moves to begin the Board of Director Meeting.

Brian Dowling calls meeting to order at 8:00PM.

Attending the meeting were Brian Dowling, Ed Zakarian, Jurate Meister and Dan Bigtree.

Absent from the meeting was James Maher.

Ed Zakarian motions to waive the reading of the minutes until the next Board of Director's Meeting. Dan Bigtree seconds the motion. Motion passed with all in favor.

Financial Report:

Ed Zakarian gives update on financial report.
Total Assets-\$483,760.86

Total Liability-\$22,318.60

Delinquencies-\$135,771.51

0-1 Months-188 Units-\$30713.98

1-2 Months-1 Unit-\$1479.00

2-3 Months-23 Units-\$7660.08

3-4 Months-68 Units-\$29943.09

Over 4 Months-75 units-\$65975.36

Managers report given at 8:15PM:

1. Sun Trust Certificate of Deposit has been renewed for 15 months with Sun Trust at 5.25 APY and 5.12 interest rate. Letter has been sent via fax to Sun Trust, Sheryl Carter. (Balance \$88, 114.72)
2. Updates on FPL Surge shield. Today I spoke with Holland, a rep of FPL Surge protection program. I explained again the delay for the install & requested for it to be done as soon as possible. The order for single phase install has been reissued and I should be contacted quickly.
3. Eaton Street Landscape hedge gap is posing a problem for vehicle traffic entering Sail Harbour. Kids are using this area as a sort of ramp for bicycles & motorized bikes. Two near accidents with kids almost occurred because vehicle driver cannot see the kids coming over the area, through the shrubs and into the street. (Board discussed previously an option of installing a paver walkway)
4. Pronto Electric to be onsite tomorrow to repair court electrical receptacle and to check pool water feature fountain timer.
5. Met with John of Sunshine Services today to go over details of reducing the curb area to accommodate the walkway across from Liberty Isles. He will submit a quote for the job.
6. John of Sunshine also picked up the permit for the concrete sidewalk expansion from the City today and needs to bring to engineering for approval as there is a still question regarding it. He will update me.
7. Commercial Vehicle Parking & cost update from Board and authorization to proceed. *Board response is to wait for commercial parking signs to be installed before enforcement begins.*
8. Requested from Fast Signs a price and copy on signs to post at the last islands for commercial vehicles only, did not receive yet.

Camera & DVR:

Ed Zakarian discusses reasons for additional cameras at clubhouse and entrance & exit.

Ed Zakarian motions for himself and Jurate to meet together and go over the bids for camera & DVR system. They can create a spreadsheet so to compare pricing and equipment apples to apples.

Jurate Meister seconds the motion. Motion passed with all in favor.

Special Meeting vote results:

Brian Dowling gave results to the votes for Proposed Amendment and election of Director Replacement.

Results to amend Article 1, of the Master Declaration for Briar Bay, further defining Section 1.9, Briar Bay as the Community Association and adding section 1.31 definition for Sub-community Associations. 55 vote YES, 16 vote NO. Proposed Amendment passes.

Results to amend Article 6, Section 6.22 of the Master Declaration of Briar Bay, establishing approval criteria for leases. 48 vote YES, 22 vote NO. Proposed Amendment passes.

Board of Directors for Briar Bay vote unanimously to approve Proposed Amendments.

Results of Director election:

Ashlee Curtis and Debbie Nikolos are both elected to replace vacant Briar Bay Board of Director seats.

Access Control & Door Locks:

Ed Zakarian motions to approve the expenditure and to assign a committee to make recommendation to the Board based on the findings of all bids. Jurate Meister and Dan Bigtree agree to research and negotiate with three (3) top vendors for cameras for the: Pool Area (2), Resident Gate Entrance (1), Replacement of Cameras 4 & 6 and Clubhouse Front Door Entrance (1) and also to include Door Lock Bids. The Board will make final decision based on committee recommendations & findings.

Jurate Meister seconds the motion. Motion passed with all in favor.

Tenant Screening:

This was covered with Special Meeting Proposed Amendments.

Pool Security Officer:

Brian Dowling explained that many homeowners would like to see clubhouse security extended passed the summer months. Brian Dowling asked the Board if they would like to consider extending the clubhouse security officer detail.

Ed Zakarian motions to extend security at clubhouse on a month to month basis.

Dan Bigtree seconds the motion. Motion passes with all in favor.

Board agreed to adjust the time frame of the clubhouse security detail from 11AM-8PM to 1PM to 10PM.

Other Business / Open Forum:

Ed Zakarian motions to accept associated Land Surveyors \$1500.00 proposal for a survey of the area of Celebration fence unless the Bid Committee can come up with an identical survey proposal For less with in one week.

Dan Bigtree seconds the motion. Motion passed wi6th all in favor.

Homeowner, Maika Cummings asked the Board to follow a strict protocol for meetings and use sign in sheets for those wishing to speak at a meeting. Brian Dowling explained that he feels it's best to keep the meetings open with homeowner interaction and will continue to do so as long as order can be maintained.

Jurate Meister asked about the concern of water meter fluctuations. Readings are inconsistent. Water meter is to be checked for proper gallon measurements.

Brian Dowling motions to adjourn the meeting. Jurate Meister seconds the motion. Motion passed.

Meeting adjourned at 9:25 PM