

Briar Bay Master Homeowners Association

Board of Director Meeting

October 9, 2007

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

Attending the meeting were Board Members, Brian Dowling, Ed Zakarian, James Maher, Ashlee Curtis and Dan Bigtree and Debbie Nikolos. Board Members absent from the meeting were Jurate Meister. Also attending the meeting was Dyan Boothe, representing J&L Property Management, Inc.

James Maher motions to accept the minutes of the September 11, 2007 meeting Dan Bigtree seconds the motion. Motion passed with all in favor.

Financial Report:

James Maher gives update on financial report:

Closing Balance-\$368,468.64

Total Reserves-\$74,621.17

Delinquencies-\$99,986.02

Manager's report given at 6:43PM:

1. Permit parking letters went out and are now coming back in. When would the Board like to begin the billing cycle, October, ½ month payments, or to begin starting November 1st?
2. I spoke with Sunshine Services regarding deposit check to be returned. Would the Board like me to obtain proposals or is the bid committee doing this?
3. Star Lock & Door were onsite today installing the clubhouse magnet door lock system.
4. Alarm Club needs signed contracts with deposit to begin installation of cameras.
5. Received copies of all Certified/Return Receipt 45 day attorney demand letters.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Landscape improvement bid-

Clintar submitted bid to install perennials on the entrance islands of the community. Clintar bid at \$6647.00

James Maher motioned to accept the bid from Clintar at \$6647.00. Debbie Nikolos seconded the motion. Motion passed with all in favor.

Landscape Lighting Improvement-

Bid received from Ledbetter Electric to do landscape lighting at the front entrance Islands. Bid was submitted for \$7,735.00.

Brian Dowling asked to obtain additional bids and table item until other bids are in.

Other New Business/Open Forum-

Brian Dowling called for any other business from the Board.

Dan Bigtree discussed concern with illegal rental properties and how they will be enforced.

Dan Bigtree also brought up the possibility of making improvements to the tract 4 area at the end of the Celebration roadway.

Board discussed to extend offering gate card upgrades to remotes for one more week, ending the promotion to upgrade by October 15th 07. After that time all remotes will be at regular price.

Residents in attendance discussed with Board problems with early morning bus stop problems and traffic hazard concerns. Board will investigate and discuss how to resolve the issue. Brian Dowling will follow up with the school Board transportation Department and if needed the city commissioner.

United K-9 Security Services was in attendance. Iva Polok, the owner, addressed the concern of the damages to the guardhouse roof overhang fascia and sign. Iva explained that she questioned each guard on duty to help determine which shift the accident occurred on. It was determined by Brian Dowling that the incident had to have occurred between Wednesday October 2nd at about 3PM and Friday the 4th of October at 6PM.

Brian Dowling motioned to adjourn the meeting. James Maher seconded the motion. Motion passed.

Meeting adjourned at 8:47 PM