

Briar Bay Community Association, Inc.
Board of Director's Meeting
October 14, 2008

1. CALL MEETING TO ORDER

The following board members were in attendance.

Brian Dowling, President ----- Present
Ed Zakarian, Vice President ----- Present
George Born 2nd Vice President ----- Present
Debra Nickolos, Secretary ----- Present
Jurate Barkauskaite-Meister, Director ----- Absent
Ashley Curtis, Treasurer ----- Present
Jennifer Brugger, Director ----- Present

A quorum of the Board of Directors being present, President Brian Dowling called the meeting to order at 6:32p.m. Also attending was Bruce King of King's Management Services.

2. APPROVE MINUTES

MOTION: It was moved by Ed Zakarian and seconded by George Born to waive the reading of the minutes of the September 9, 2008 Board of Directors meeting and to approve them as published.
VOTE: Unanimous.

3. SECURITY REPORT

No Security Report.

4. UNFINISHED BUSINESS

No Unfinished Business.

5. TREASURER'S REPORT – Presented by Ashlee Curtis

The following are the account balances as of September 30, 2008.

Operating----- \$69,892.69
Money Market----- \$46,131.65
Sun Trust CD----- \$88,114.72

The Board discussed the possibility of not renewing the reserve CD which matures on 11-14-08 and instead to transfer the funds into the Money Market account.

6. 2009 PROPOSED BUDGET DISCUSSION

With the high number of foreclosures and delinquent owners the Board discussed the need to cut-back on services to help balance the budget and reduce any proposed increase in assessments to make up for the budget shortfall. The Board will present a formal budget proposal for review at an upcoming meeting.

7. NEW BUSINESS

In order to immediately reduce expenses the Board proposed reducing the numbers of hours the security guards work and to shorten the hours that the Clubhouse is open.

MOTION: It was moved by Ed Zakarian and seconded by George Born to eliminate the school crossing guard effective Monday, October 20, 2008. **VOTE:** Unanimous.

MOTION: It was moved by George Born and seconded by Jennifer Brugger to reduce the hours the rover guard works to a six hour shift from 9pm to 3am, seven days a week effective Monday, October 20, 2008. **VOTE:** Unanimous

MOTION: It was moved by Ed Zakarian and seconded by George Born to reduce the hours the clubhouse is open to 5am to 9pm, seven day a week and to adjust the front door auto-lock and alarm to be activated at 9pm. effective Monday, October 20, 2008. **VOTE:** Unanimous.

MOTION: It was moved by Debbie Nickolos and seconded by Ashlee Curtis to reduce the hours for the clubhouse guard to 3pm to 9pm. effective Monday, October 20, 2008. **VOTE:** Unanimous.

The Board reviewed two proposals from Loxahatchee Electric to finalize work that had been previously considered. With the cut backs in the hours the guards will be working the Board wanted to consider finishing these projects to improve the camera system.

The following two estimates were submitted by Loxahatchee Electrical:

1. \$1,165.00 - Supply and install a security camera monitor in the Guard House so the guards can monitor the cameras.
2. \$3,020.00 - Bore new conduit under roadway to relocate exit gate camera to read license plate numbers.

MOTION: It was moved by Ed Zakarian and seconded by Jennifer Brugger to approve Loxahatchee's estimate to install a security camera monitor in the guard house. **VOTE:** Unanimous.

Due to the high cost of the project to install new conduit under the roadway the Board decided to table a vote on this proposal to allow time to solicit additional bids.

8. OPEN FORUM

The Board received comments from the audience and answered misc questions.

9. ADJOURNMENT

There being no further business Ed Zakarian adjourned the meeting at 7:45pm.