

Briar Bay Master Homeowners Association

Board of Director Meeting

November 13, 2007

1. CALL MEETING TO ORDER

The following board members were in attendance.

Brian Dowling, President -----Present
Ed Zakarian, Vice President -----Absent
James Maher, Treasurer -----Present
Dan Bigtree, Secretary -----Present
Jurate Meister, Director -----Present
Ashley Curtis, Director -----Present
Debra Nickolos, Director -----Absent

A quorum of the Board of Directors being present the meeting was called to order at 6:30 P.M. by President Brian Dowling. Also attending was Bruce King and Bob Weakley of King's Management Services.

At 6:35 PM director Jurate Meister arrived.

2. APPROVE MINUTES

MOTION: It was moved by Jim Maher and seconded by Ashley Curtis. To waive the reading of and approve the minutes of October 9, 2007 Board meeting minutes as published. **VOTE:** Unanimous.

3. TREASURER'S REPORT

Management reported that the financial records had not yet been received from J&L Management and therefore an accurate report was not available at this time. Financial reports will be available at the December meeting.

4. MANAGEMENT REPORT

The task is underway to present a solution for the choosing of a pool refurbishing vendor by the December 2007 meeting. Calculations were received from Jurante showing the water volume loss for the past month etc. This information will be incorporated.

5. UNFINISHED BUSINESS

MOTION: It was moved by Dan Bigtree and seconded by Jim Maher to approved the proposal from South Florida Curbing to install the sidewalk on Celebration Blvd at Liberty Isles for \$1,800.00. **VOTE:** Unanimous.

6. NEW BUSINESS

Regarding the Jog Road median and the responsibility of its maintenance, it was determined to allow Sail Harbour 90 days to research the records of the issue and hopefully transfer in writing the responsibility to the Hammel Improvement District. If Hammel is not willing to take the responsibility then Briar Bay Master Association will consider taking the responsibility.

A bid was received from Clintar for the Jog Road maintenance. **MOTION:** It was moved by James Maher and seconded by Jurante Barkauskaite-Meister to accept the bid. **VOTE:** Dan Bigtree against.

A homeowner present requested someone check into the large vapor lights from the industrial park shining into homes on the southern part of Briar Bay. Comments were made and accepted to look into the complaint.

7. **BUDGET**

Because of the budget being prepared prior to the vote on the Jog Road maintenance proposal, two budgets were completed by Management. The first presentation was for use without the proposal for the Jog Road maintenance. The alternate budget included the Jog Road maintenance. **MOTION:** It was moved by Jim Maher and seconded by Dan Bigtree to accept the alternate budget for presentation at the annual meeting in February 2008. **VOTE:** Unanimous.

8. **ADJOURNMENT**

Meeting adjourned at 9:03 PM.