

Briar Bay Community Association, Inc.
Board of Directors Meeting
December 11, 2007

1. **CALL MEETING TO ORDER**

The following board members were in attendance.

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

A quorum of the Board of Directors being present the meeting was called to order at 7:45PM by President Brian Dowling. Also attending were Bruce King and Bob Weakley of King's Management Services.

2. **APPROVE MINUTES:**

MOTION: It was moved by Ed Zakarian to approve the minutes of November 13, 2007 and seconded by Jim Maher. **VOTE:** Unanimous.

3. **TREASURER'S REPORT:**

Jim Maher presented the financial report. Several explanations were given by Bruce King of King's Management. President Dowling requested that the accounts receivables report be separated into delinquencies and pre-paid assessments.

4. **MANAGEMENT REPORT:**

Bob Weakley of King's Management presented the management report. Copies of the report were provided by email and hard copy for the meeting.

5. **UNFINISHED BUSINESS:**

The previous item for last month regarding the sidewalk project on Celebration Blvd and Liberty Isles was completed today.

6. **NEW BUSINESS:**

POOL RENOVATION AND HEATING

Discussion commenced with Bob Weakley of King's Management presenting an outline and recommendation for Artech Pools & Spas, Inc. to provide renovation services for the clubhouse pool. His selection was made after much time being invested in the research of the application methods and product materials for the job. Also researched were the backgrounds and performance records of the bidding companies. Mr. Jay Ramos, owner of Artech, was present and provided material samples for the surface finish. After much discussion by the board of directors it was decided to accept option #1 of the bid.

MOTION: It was moved by Ed Zakarian and seconded by Dan Bigtree to approve the bid with a total price being \$85,000. No heaters included in this motion. Also it is to be understood that management and the contractor will sound the pool and revise the contract for the job. President Dowling is to make an attempt to negotiate the total cost lower. **VOTE:** Unanimous.

MOTION: It was moved by Jurate Meister and seconded by Ed Zakarian to table the pool heating. The board is still awaiting cost factors for gas and heat-pump systems and the projected operating cost involved.

Total discussion time for the pool restoration was 1:30.

OPEN FORUM: The following items were brought to the attention of the board of directors by homeowners.

It was requested to know when the Jog Rd traffic signal would be operating. President Dowling advised it was understood the project was in the final testing phase and the signal should be operating shortly.

It was asked if the gym hours could be extended to after midnight. This was discussed by the board and it was decided to check with security and the clubhouse door operating system to see if the idea was feasible.

The issue of the lease deposits was discussed again for the benefit of one homeowner who had questions regarding the entire matter.

The attempt to prevent persons from walking to and from the hedge separating the clubhouse lawn to Eaton Rd has not been successful. The bushes which were replaced have died and the grass is being destroyed in the area. Other ideas and/or solutions are being sought to rectify the problem.

7. **ADJOURNMENT:** There being no further business the meeting was adjourned at 9:35PM.