

Briar Bay Community Association, Inc.
Special 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 6:35PM by President Brian Dowling. Also attending were Bruce King and Bob Weakley of King's Management Services.

Approximately 60 homeowners were present at the meeting.

2. PURPOSE OF SPECIAL MEETING:

The Board of Directors of Briar Bay has called this Special Meeting to discuss and possibly vote on changes to the security of Briar Bay including Rover Patrol and Gatehouse Security. This meeting is in response to excessive verbal abusive and threats, from homeowners, towards security personnel and Board of Director's members.

3. SECURITY DISCUSSION:

President Brian Dowling gave an overview of the security problems and issues that have recently surfaced. Briar Bay is presently paying \$230,000 per year for security services.

BOARD OF DIRECTORS COMMENTS:

The following comments were made by the individual board members after the briefing.

Dan Bigtree - Keep the present security level and possibly increase their services.

Jim Maher - Retain the security rover and automate the entry system.

Ed Zakarian – If the present security is maintained then no exceptions to the rules are to be allowed.

Debra Nickolos – Keep security. Impose fines if needed. Employ a different company for security services.

Ashley Curtis – Keep guard at gatehouse. If present company doesn't work out employ a different company.

Jurate Meister – Keep the guard at the gatehouse.

Brian Dowling – Advised the association cannot fine a non-owner.

PUBLIC COMMENT:

Numerous Briar Bay residents offered their comments about the issue. The overwhelming majority of the residents present were in favor of strong security in the community and supported the Board efforts to maintain and improve the security.

MOTION: It was moved by Ed Zakarian and seconded by Jim Maher to keep the security force presently charged with security and to advise them of a probationary status to continue their employment. **VOTE:** Unanimous.

4. ADJOURNMENT:

With no further business the meeting was adjourned at 7:45PM.