

**The Cove at Briar Bay
2008 Board of Directors
Minutes
Wednesday, March 26, 2008**

Meeting Called To Order: 6:48 by Lynn Cartee

Roll Call: Present: Lynn Cartee; Lucia Escobar; Christine Bright – Absent with apology; Robert Mondone; Alicia Summers.

Old Business:

- **Cove I Fence Repair:** Jay Kaye Fence has completed chain link fence repairs at Grassy Waters fence-line; heavy duty chain-link, double fenced, with tar application
 - Lucy Escobar mentioned a metal bar was propped up to the outer wall near the newly repaired Cove I fence. Jim Pike to check fence line and remove and metal bars or other foreign objects.
- **Cove II Gate:** Carpenter Electric to be onsite Friday, March 29, 2008 to remove and install new phone line from access panel to AT&T junction box
- **Exterior Building Leak Detection:** Bailey Engineering report from Ron Bailey reviewed. His findings are that the stucco has cracks and some windows and window tracks are the source of leaks. Advises an engineering firm to survey and document all buildings with specific guidelines for fixing problem areas.
- **Internal Remediation**
 - CAPRI Services work is completed
 - Cobra Seal will be onsite March 27 and March 29, 2008 to perform inspection and reconstruction work
- **Grassy Waters fence tarring**
 - Cove II fence is still in holding, has warning sign and is tarred
 - Cove I fence is repaired, now has 2 heavy duty chain-link fences covering area. tar warning sign is attached, and is tarred
- **Roof Repairs:** Payton Roofing will be onsite Saturday March 29, 2008 to repair last unit roof needed.
- **Fire Alarm Service and Monitoring:** Lifesafety Management has 2 year contract in place to provide service to the Cove, Broward Security bid cannot be honored
- **Pressure Washing:** All work completed by TCAS, Association to follow up in November (after hurricane season) for possible clean-up or new pressure washing. Will have TCAS quote for any needed post-hurricane clean-up.

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- **Railing Welding:** ABM Quality Welding work still in progress, should be completed by Friday March 28, 2008
- **Fire Extinguishers:** White Palms has completed all fire extinguisher inspections and repair/replacement work

Financial Update: Treasurer Robert Mondone absent; Cove BOD has read February 2008 Financial Update paperwork

New Business

- **Slider Engineering Proposal:** included in BOD paperwork, advised by law firm to have site visit and specific building repair criteria documented by engineering firm
 - Jim Pike to contact CCIS (named in latest Bailey Engineering site visit inspection report) and obtain a minimum-to-maximum estimate of time involved to do same proposed work as Slider Engineering, plus time frame and specific per-hour charge
- **Cove I Exit Gate:** older exit gate damaged by vehicle
 - Replacement gate bid received from J Kay Fence
 - ABM Welding will submit bid by Friday March 28, 2008
 - Jim Pike to get quote for commercial grade “Tiger Teeth” spike strip for Cove I exit
 - Per Board request, Jim Pike will inform J Kay Fence of Board of Director’s displeasure and new Cove I Exit gate not matching the color scheme of all other existing gates and posts in the community. Board not informed of color mis-match prior to installation and did not approve substitution of color –will request a break in price
- **Cove I Pool Bathroom:** Men’s Room sink has been damaged, Flamingo Plumbing advised that wall be reinforced prior to installation of new sink. Property Manager to contact general contractors for estimates, will update Board by Friday April 4, 2008
- **Building 3500 plumbing:** Flamingo plumbing will be onsite Friday March 28, 2008 to repair a leaking backflow valve

Next Meeting: Wednesday May 28th 6.30pm Briar Bay Clubhouse.

Motion to adjourn: Lynn Cartee, seconded by Christine Bright, AIF, meeting adjourned at 7:23pm

Open Forum – 7.30 – 8.30pm