

**The Cove at Briar Bay
2010 Board of Directors
Agenda
Wednesday May 26 2010
Briar Bay Clubhouse**

Meeting Called To Order:

Roll Call: Present:

Approval of Minutes:

Old Business:

- **Atlantic & Pacific** – Proposed Plan of Operation – Per Board Meeting 4/28/10
- **Review of all Cove Vendor Contracts:** Janitorial – Landscaping – Pool Maintenance – Roofing
 - 30 Day Vendor Evaluation with accompanying 3 Bids to present to the Board at the next meeting – **Status Report – Ben Green**
 - 30 Day plan to implement vendor change smoothly – **Status Report Ben Green**
 - 30-60 day Property Improvement on VISUAL items such as: touch up painting, landscaping and overall “curb appeal” – **Status Report Ben Green**
- **Pressure Washing of Building Steps:** Status
- **Painting** – Status
- **Bulk Trash Removal** – Status & Process
 - 30 Day Savings plan to monitor budget spending – **Status Report Ben Green**
- **Security Cameras: Gates & Pools** – Envera Systems Presentation
- **Cove I Pool:** Leak repair – Status
- **No Trespassing Notices** – Has West Palm Beach Police Department been Contacted?

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- **Cove I and II Gates:** Should we continue to leave the gates open to avoid more repairs while the Association is in a Critical Financial situation.
- **Lawyer Letters** – re: Water Intrusion – Association Attorney Recommendation A&P?
- **Inspection Engineer:** To inspect reported water intrusion damage to units and assess Association Liability/Homeowner Insurance Liability – (Records must be kept for the Lawsuit) work previously completed by Cobra Seal – A&P Recommended Vendor?
- **Street Lighting:** One streetlight reported out Cove I
- **Hurricane Readiness:** Locate Shutters – Have all shutters been located?
- **Builder Lawsuit** – Engineering Company Inspection – Inspection took place April 19th – Response to Interrogatories by Wednesday May 19th Completed - CB

Financial Update: - Awaiting Updated Delinquency Report after Change of Management Company.

- April Report (J&L) - \$591,917.46 (=162 Units Delinquent)
- Alliance Assistance - Awaiting Funds from AFS to Pay Off HWC & TT and collect ALL files
- Audit – Completed? Mark Siegel has been paid \$2000 (4/6/10) when will the Audit be completed and mailed to Homeowners.
- Close BB&T Bank Account – when?

New Business:

- **Next Meeting Date:**

Motion to Adjourn: