

**The Cove at Briar Bay  
2009 Board of Directors  
Agenda  
Wednesday January 27 2010  
Briar Bay Clubhouse**

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**Meeting Called To Order:**

**Roll Call: Present:** Lynn Cartee; Tom Mcinerney; Alicia Summers; Chriss Bright (By Phone); Apologies Lucia Escobar

**Approval of Minutes:**

**Old Business:**

- **Leasing outside of Amendment 6.22 Judgment:** Recent court case Judgment – Homeowner was asked to evict non approved tenants who were not abiding by the Condominium Association Rules – Judgment of costs in excess of \$13,000 awarded against the Homeowner
- **Pressure Washing of Building Steps:** What is the current status of stairs and common property walk ways?
- **Cove Pools:** should the pools remain closed until the Security Issue is resolved.
- **Security Cameras** – Property Manager to update Board on alternate quotes
- **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
- **Roofing:** What progress? Current Leaks?
- **Homeowner Insurance:** Should a reminder notice go to all Homeowners with the Election Notice – Homeowner Insurance is mandatory by Florida Law. The Association is responsible for Common Property ONLY.
- **Landscaping:** Bad Weather Damage Report
- **Large Trash Dumping:** Current Status
- **Street Lighting:** Current Status

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**Financial Update:** Treasurer Tom McInerney to report on the Association Current Situation.

- Delinquency per December 09 Financial Report - \$501,070.86 – 137 Units Delinquent.
- Collections from 5/4/09 – 1/20/10 – \$65,914.91
- Alliance Assistance Contract Signed – September 14 2009 - Scott Jaffe & Evan Phillips to present plan of action for the Cove.
- Hilley Wyant Cortez has been directed to move to Association Foreclosure on all units that are due.
- Cove Audit – Mark Siegel Contract

**New Business:**

- **Next Meeting Date:**

**Motion to Adjourn:**