

**The Cove at Briar Bay
2009 Board of Directors
Agenda
Wednesday, July 29, 2009
Briar Bay Clubhouse - 3400 Celebration Blvd.,
West Palm Beach, FL 33411.**

Meeting Called To Order:

Roll Call:

Approval of Minutes:

Old Business:

- **Cove I Pool Cabana Windows:** Revised estimate from Window Doctors received to replace broken glass windows with Plexiglas. Bid of \$411.54 Bid Accepted – Has work been completed?
- **Pressure Washing of Building Steps:** Cove Governing Documents sections 9 (Limited Common Elements) and 12 (Maintenance, Repair, and Replacement). According to documents, Unit Owners are responsible for maintenance, repair, and replacement of any stairs connected to or exclusively serving a single unit. The Association is responsible for maintenance, repair, and replacement of those stairs used by more than one unit. All building stairs serving units 201 and 206, and all inner staircases above the middle landings fall under Owner responsibility.
- Obtain quote from TCAS for pressure cleaning of step in accordance with the Governing Docs
- **Cove I Bathroom Vandalized:** TCAS Maintenance tech Charles Surratan has supplied a new urinal. Flamingo Plumbing stated it can install the new urinal. Has this work been completed?
- **Cove I and II Gates:** Cove I gates are inoperable due to an exit gate motor malfunction. Part needed is backordered, will be installed when ready. Cove II gates are inoperable due to vehicle damage to exit gate. Repair estimate to be voted on by Board.
- Cove I – Gates. Both the in/out gate is not in the open position. In obtaining opinions from two gate repair companies it is my opinion that the operational board has to be replaced. The bid that I have received is \$900.00 with the assurance and guarantee that this will take care of the problem.
- Cove II – Gates. The exit gate was badly damaged allegedly by a truck. I have secured two proposals one for \$645. And one for \$600. As the bid for \$600. is less and this company is a very qualified contractor

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- **Satellite Dishes:** Christine Bright requested management investigate improperly installed satellite dishes and take appropriate action – what progress?
- **Leasing Units outside of Amendment 6.22:** It was agreed to fine owners who lease outside of Amendment 6.22 - J&L Management advised that we are unable to fine as such fines cannot be added to a Lien and collected.
- **Builder Action** – Has the report from Slider Engineering been submitted?

Financial Update: Treasurer Tom McInerney to provide financial update:

- Alliance Assistance – Adam Hochberg will make a presentation to the Board of the products and strategies his company can offer to assist the Association with problem nonpayment of Maintenance and Delinquent Homeowners who lease
- Delinquency per June 09 Financial Report stands at \$378,695 – 129 Homeowners Delinquent.
- 63 Bank Foreclosures
- 6 Association Foreclosures
- 2 Payment Plans
- Collections from 5/4/09 - 7/6/09 - \$22,831.87
- Jim Calderazzo suggested a plan to decal all Cove Vehicles and tow those who did not display the decal as a means of having delinquent Homeowners bring their accounts up to date. Legal Advice was sought from Tucker & Tighe.
- It was determined by the Florida Statue that the Association could not tow Resident Homeowners. Only tenants of delinquent Homeowners could be towed. These total 15
- Vote to institute a decal program for vehicles in the Cove.
- When will the Audit be mailed to Homeowners

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New Business:

Bulk Trash: Bulk trash was noted at most trash areas. A call was made to have picked up.

Cove I and II Pools:

- Bathroom door vents are either broken or missing.
- Pool decks have either been stained with black paint or possibly burned.
- Fire extinguishers are missing.
- Electrical box covers are missing.
- Bulletin boards are either missing or broken.
- Pool furniture is discolored.
- Decks need power washing.
- Bath walls are damaged with holes and writing.
- Soap or paper towel dispensers are missing.
- Sink is falling off wall.
- Men's urinal is broken and off wall.
- Wall tiles are broken and missing.
- Entrance gate need painting.
- Pool permits need to be posted at both pools to prevent violations being issued or the pool shut down. Bulletin boards will have to be repaired or replaced.
- There is a new law that was just passed that is going to require some upgrades to the pool equipment immediately and some that will have to be complete at a later date

Fire Alarms: Several Batteries Low

Backflow Preventer: Damaged and Leaking

Landscaping: Storm Damage – Trees Down

Streetlights – Street Lights in Cove I have been reported as out – awaiting Cove II report

Towing:

- Should vehicles in violation be stickered before towing?
- Should Panther Towing be allowed to continue to access the property and tow all vehicles in violation without warning

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- If we sticker before towing who will put the stickers on vehicles in violation
- Who will check if the violation has been remediated and arrange towing of vehicles still in violation

Violations:

- Review list of violations collected by Property Manager and approve violation letters to Homeowners

- **Next Meeting Date:**

Motion to Adjourn:

Open Forum