

**The Cove at Briar Bay
2010 Board of Directors
Agenda
Wednesday March 31 2010
Briar Bay Clubhouse**

Meeting Called To Order:

Roll Call: Present:

Approval of Minutes:

Old Business:

- **Pressure Washing of Building Steps:** Table to Next Board Meeting – Pending Change of Management Company
- **Cove Pools:** should the pools remain closed until the Security Issue is resolved – Table to Next Board Meeting – Pending Change in Management Company
- **Security Cameras** – Property Manager to update Board on alternate quotes – Table to Next Board Meeting – Pending Change in Management Company
- **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 - Table to Next Board Meeting – Pending Change in Management Company
- **Roofing:** Recurrent Leak has been repaired – cost \$300
- **Homeowner Insurance:** Should a reminder notice go to all Homeowners with the notification of change of Management Company – Homeowner Insurance is mandatory by Florida Law. The Association is responsible for Common Property ONLY.
- **Landscaping:** Table to Next Board Meeting – Pending Change in Management Company
- **Large Trash Dumping:** Table to Next Board Meeting – Pending Change in Management Company
- **Street Lighting:** Table to Next Board Meeting – Pending Change in Management Company

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- Builder Lawsuit – Engineering Company Inspection - Table to Next Board Meeting – Pending Change in Management Company offering Atlantic & Pacific an opportunity to review the files.

Financial Update: Presentation - Mitchel Drimmer - AFS

- AFS to present proposal for Loan against the 6 month or 1% that the Association can expect to recover when a unit Forecloses
- Alliance Assistance - Scott Jaffe & Evan Phillips to update on the plan of action for the Cove – Audit of Units/Parking Decal

New Business:

- Welcome to Atlantic & Pacific who will take over as the Property Management Company – May 1st 2010
- Ben Green – Contact Information for web site update.
- **Next Meeting Date:** Provisional – Wednesday May 5th 2010 Briar Bay Clubhouse.

Motion to Adjourn: