

**The Cove at Briar Bay  
2009 Board of Directors  
Meeting Minutes  
Tuesday November 24 2009**

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**Meeting Called To Order:** By: Lynn Cartee 6.36 pm

**Roll Call:**

**Present:** Lynn Cartee; Lucy Escobar; Alicia Summers; Chriss Bright (by phone); apologies; Tom McInerney

**Approval of Minutes:** Motion to approve; Lynn Cartee; Seconded; Lucy Escobar; AIF

- **Pressure Washing of Building Steps:** The Association has no funds to address this issue at this time – the Board will revisit the issue when funds become available unless the Property Manager advises the Board that the situation has become hazardous; motion to table: Christine Bright; Seconded Lucy Escobar- AIF
- **Cove Bathrooms Vandalized:** Motion to padlock pools until January 2010 notices will be posted; Lynn Cartee; Seconded; Lucy Escobar AIF
- **Security Camera:** Cost to install at pools and to cover gates - \$10K – Management Company (Jim Calderazzo) advises no funds therefore we cannot proceed.
- **Cove I and II Gates:** Motion to leave the gates open and review in January 2010 – Lynn Cartee; Seconded; Lucy Escobar - AIF
- **Roofing:** There are no current leaks
- **Landscaping:** Main Line leak has been repaired. Motion to table repairs until January unless property manager see a deterioration that needs to be addressed; Christine Bright; Seconded; Lynn Cartee - AIF

**Financial Update:**

Alliance did not attend Christine Bright will follow up.  
Hilley Wyant Cortez has been authorized to move forward to Association Foreclosure on all units that are due.

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**New Business:**

**Trash Collection** – Property Manager arranged for TCAS to break up trash and place in dumpster – saving \$200

**Pools** – Property Manager will arrange for water hoses to be removed from the pool area.

**Street lighting** – Property Manager reports only one light out – revisit in January 2010

- **Next Meeting Date:** Wednesday January 27 2010 - 6.30

**Motion to Adjourn:** Lynn Cartee; Seconded; Lucy Escobar - AIF

APPROVED