

**The Cove at Briar Bay  
2008 Board of Directors  
Minutes  
Wednesday, September 24, 2008**

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**Meeting Called To Order:** 6:31 by Lynn Cartee

**Roll Call:** Lynn Cartee, Christine Bright, Alicia Summers (Robert Mondone and Lucia Escobar at 6:33)

**Approval of Minutes:** motion to approve made by Lynn Cartee, seconded by Chriss Bright, voted AIF

**Old Business:**

- **Cove Gates:** Cove I Exit Gates non-functional. Remedies to be discussed and voted on in New Business
- **Exterior Building Leak Detection:** Slider Engineering survey in progress. Completion of onsite evaluations expected by Friday October 3<sup>rd</sup>. Will then await summary and documentation of issues and recommended corrective measures.
- **Cove Website:** web address is [www.TheCoveatBriarBay.com](http://www.TheCoveatBriarBay.com) new updates and FAQs have been added.
- **Cove II Dumpster by Bldg 3750:** ABM Metal Works to repair on Friday 9-26-08
- **Hurricane Shutter service:** CPH Inc is on call to install and remove shutters for all Cove buildings in the event of an approaching hurricane
- **Wasp Nests:** Hulett Services and Palm & Turf to provide estimates by Wednesday October 1, 2008.
- **Bulk Items at Cove Dumpsters:** Maintenance Company in the process of assembling all large items to one site for bulk pickup. Will call for pickup when ready. Estimate completion date of October 3, 2008.
- **Meter Room Doors:** Contracted with CKs Lockshop and Security to install 21 guard plates, covering all needed doors. Awaiting deposit check to schedule work, expect to receive check Thursday Sept 25, 2008. Then approximately two weeks for work to begin.
- **Replacement of 2 Fire Doors:** Two storage and meter room "fire doors" on order from CKs Lockshop and Security, estimated arrival on October 6, 2008.
- **Stop sign at Cove I corner across from bldg 3512:** B&N's Handymen installed the sign and painted a white "stop line" on 8-25-08, all work completed

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- **Repair of white fences behind units:** Chris of B&Ns Handymen estimate will be available by Sep 29, 2008, advised that work should be postponed until after hurricane season (end of October)

**Financial Update:** Treasurer Robert Mondone provided financial update with input from other members of the Board. It was noted that delinquency was high; with 30% of the budget delinquent and 42% of homeowners delinquent in COA dues. The new law firm should help with this, and the Association expects to keep the maintenance fees the same, will vote in budget meeting.

### **New Business**

- **Surveillance and Access Control Options:** Board voted in favor of pursuing a special assessment and will move to the next step of a special assessment meeting, tentative given the current countrywide financial crisis
- **Streetlight Repair:** Carpenter Electric will be onsite Thursday September 25, or Friday September 26, 2008 to complete all necessary repairs.
- **Concrete Post Installation:** B&N Handymen bid to install concrete posts near the Cove II entrance gates available by Sept 28, 2008. Will specify white reflective paint for posts.
- **Next Meeting Date:** October 29, 2008

**Motion to Adjourn** made by Lynn Cartee, seconded by Alicia Summers, voted AIF

### **Budget Meeting**

**Meeting called to order** at 6:46 by Lynn Cartee

Budget reviewed and discussed, motion to approve made by Lynn Cartee, seconded by Chriss Bright, voted AIF

**Motion to Adjourn** made at 7:00 pm by Lynn Cartee, seconded by Alicia Summers, voted AIF

### **Open Forum**