

**THE COVE AT BRIAR BAY  
MEETING MINUTES – JUNE 25<sup>TH</sup> 2008**

**Meeting Called To Order:** 6:34 by property manager Jim Pike

**Roll Call:** Alicia Summers, Robert Mondone present, Christine Bright present (by phone) Lynn Cartee absent, Lucia Escobar present at 6:38

**Approval of Minutes:** motion to approve made by Robert Mondone, seconded by Christine Bright, AIF

**Old Business:**

- **Cove Gates:**  
Cove I Gate status and remedies to be discussed in new business  
Cove II Gate fully operational
- **Exterior Building Leak Detection:**  
Slider Engineering proposal signed: awaiting instruction from Slider Engineering to begin work. Paulette of Slider stated that Mr. Slider is out until Monday 6-30-08 and will be in contact with property management upon return.
- **Cove I Pool Bathrooms:** new vanities installed, all work completed
- **New Attorney:** Signed Contract sent to Hilley Wyant-Cortez, awaiting Master Board signature on Conflict of Interest form. Awaiting final bill from previous firm. Eileen of J&L Property Management to email Board of Directors when final bill is submitted. Christine Bright to be contact person for BOD attorney information.
- **Cove Website:** fully functional, web address is:  
[www.thecoveatbriarbay.com](http://www.thecoveatbriarbay.com)
- **Cove II Dumpster by Bldg 3710:** meeting with Alain of ABM Welding Thursday 6-26-08 for estimate
- **Police Department Patrols:** West Palm Beach Police Dept has approved the patrol request, rate terms discussed in New Business

**Financial Update:**

Director Christine Bright shared input on 2007 Audit statement. Treasurer Robert Mondone noted that past owed assessments are preventing regular maintenance, repair and upkeep of the community. Christine Bright added that new law firm will help pursue this and offer payment alternatives.

## **New Business:**

### **New Cove I and II Gates and operating systems:**

- Bids received from Kinetic Fusion and Gatesystems Unlimited

### **Cove I Tiger Teeth:**

- Bids received from Bernard Simpson GC and Kinetic Fusion

### **Camera Systems:**

- Bids received from Protection Plus and Brinks

### **Police Department Patrols:**

- West Palm Beach Police patrol per hour is \$35, minimum of 3 hours. This would be an open-ended contract not locking the Cove into any specific timeframe or length of service. Patrol would consist of a uniformed officer in a marked car.

### **Survey:**

- A form listing camera, gate remedies, and police patrol options with special assessment figures will be sent to homeowners for input as to what they as part of the community would like to do. These are to be mailed out July 1<sup>st</sup> with approximately 10 days to reply and return. Board to review documents and authorize appropriate measures on July 30, 2008

### **Hurricane Shutter Installation and Removal:**

- Property Manager to contact service companies will update Board by 7-2-08

### **Clintar:**

- Landscaping Company requests a walk-thru of the property with a member of the Board. Property Manager to coordinate with Alicia Summers and Robert Mondone: to meet with Clintar.

### **Wasp Nest Removal:**

- Will assess need for removal during Clintar property walk-thru.

**Cove I and II Pools:**

- Automatic chemical feeders proposed to replace current tablet feeders by Perfectly Pure Pools, bid at \$2753.86. Reasons stated are for better, more accurate adjustment of individual pool chemical balance. Proposed chemical feeder will allow individual chemicals to be added when necessary, whereas current tablet feeder tablets contain all 3 chemicals and cannot be split up or adjusted to allow for more or less individual amounts needed.
- Bids for leak detection and filter replacement are postponed, Board and Management to observe prior to bid commitment.

Motion made by Christine Bright to conduct business out of order, addressing Audit before Newsletter. AIF

**Audit:**

- Board to read and review 2007 audit prior to inclusion with newsletter mail-out. Christine Bright stated that nothing in audit is out of the ordinary or requires immediate attention

**Cove Newsletter:**

- Newsletter proof reviewed, edited version will not include bid amounts for proposed security and access control solutions as that will be included in accompanying options form for homeowners

**Motion to Adjourn:** made by Robert Mondone, seconded by Alicia Summers, AIF Meeting Adjourned at 7:10 pm

Next Board Meeting scheduled for 6:30 pm, Wednesday, September 24, 2008