

**The Cove at Briar Bay  
2009 Board of Directors  
Meeting Minutes  
Wednesday January 27 2010**

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**Meeting Called To Order by: Lynn Cartee 6.32**

**Roll Call:**

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

**Approval of Minutes:** Motion to approve; Lynn Cartee; Seconded; Alicia Summers; AIF

- **Leasing outside of Amendment 6.22:** Recent court case Judgment – Homeowner was asked to evict non approved tenants who were not abiding by the Condominium Association Rules – Hearing pending to determine amount of costs to be awarded against the Homeowner.
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- **Pressure Washing of Building Steps:** Financially unable to do – tabled till next meeting
- **Cove Pools:** Motion to keep pool closed; Lynn Cartee; Seconded Alicia Summers AIF
- **Security Cameras:** Property Manager is in the process of negotiating with camera companies – will have quotes for the next meeting
- **Cove I and II Gates:** Motion to Keep gates open; Lynn Cartee; Seconded; Alicia Summers - AIF
- **Roofing:** One recurrent leak – Payton Roofing to remediate
- **Homeowner Insurance:** Motion to send notice with Annual General Meeting notification; Lynn Cartee; Seconded; Alicia Summers - AIF – Howard will follow up
- **Landscaping:** Landscaping Company Report emailed to Board by Property Manager – need to wait to see the full extent of the damage - review at next meeting.
- **Large Trash:** Property Manager arranged with TCAS to dispose of Large Trash – no pick up required
- **Street Lighting:** All Functional

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- **Financial Update:**

- **Cove Audit** – Motion for Mark Siegel to prepare 2009 Audit; Christine Bright; Seconded; Lynn Cartee - AIF– Lynn signed contract at meeting. Howard will forward to J&L HQ

- **Alliance – Presentation**

- Alliance is No longer associated with Adam & Jeff Hochberg.
- Collections will be on true contingency
- Alliance will advance money for unit repairs – to be repaid from rent.
- Alliance advised the Association to Consolidate Lawyers – Alliance will send the Association a contract for file transfer to Alliance. Current status of files with each lawyer required by Alliance – Christine Bright will follow up with Eileen on Monday.
- Alliance will implement Parking Decal Policy

**New Business:**

- **Next Meeting Date:** Annual General Meeting - Wednesday March 31 2010 – 6.30pm – Briar Bay Clubhouse

**Motion to Adjourn:** Lynn Cartee; Seconded; Alicia Summers; AIF – 7.46pm