

**The Cove at Briar Bay
2008 Board of Directors
Minutes
Wednesday, October 29, 2008**

Meeting Called To Order: 6:32 by Lynn Cartee

Roll Call: Lynn Cartee, Alicia Summers, Christine Bright by phone, Lucia Escobar at 6:34

Approval of Minutes: motion to waive reading of minutes and approve made by Lynn Cartee, seconded by Alicia Summers, voted AIF

Old Business:

- **Cove Gates:** Cove I and II Exit Gates non-functional due to continual damage by vehicles attempting to gain entry. ABM Metal Works bid and alternate methods of access control to be discussed in New Business.
- **Exterior Building Leak Detection:** Slider Engineering onsite survey is completed. Summary report of finding and generation of repair protocol in progress. Slider Engineering is going thru all photos taken. Property Manager to update Board on further status by end of week 11-7-08
- **Cove II Dumpster by Bldg 3750:** ABM Metal Works has completed all repair work.
- **Wasp Nests:** have contacted Clintar and Palm & Turf for follow up on status, expect to be updated by Friday October 31, 2008. Work may no longer be needed as colder weather may kill wasps. Board and Management to revisit issue if new reports of problems occur.
- **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. All items to be in place for pick-up on 10-30-08, will schedule for 10-31-08 removal and update status by 11-7-08
- **Meter Room Doors:** CKs Lockshop and Security installed 20 guard plates, covering all needed doors able to be fitted.
- **Replacement of 2 Fire Doors:** Two storage and meter room "fire doors" on order from CKs Lockshop and Security, estimated arrival on October 31, 2008. Will coordinate delivery and installation once arrival is confirmed.
- **Concrete Post Installation:** B&N Handyman's has not replied or followed thru on a proposal for installation of concrete posts at Cove II entrance. Property Manager to seek arrangements with other companies.
- **Repair of white fences behind units:** B&N Handyman's has not replied or followed thru on a proposal to repair back fences. Property Manager to seek arrangements with other companies.

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- **Streetlight Repair:** Carpenter Electric has completed all streetlight repairs in Cove I and II.

Financial Update: Property Manager stated as a general update that the past due amounts are higher than last month, otherwise all other information is basically the same. Board to email J&L Property Management to follow up on issues and items still with the former Cove Attorney. Board noted that the past due figure is now \$238,000 representing 116 units delinquent.

New Business:

- **Surveillance and Access Control Options:** Surveys have been mailed to homeowners for input on proposed security procedures with assessment amount due per unit. At this point 17 surveys have been received, indicating 9 IN FAVOR and 8 OPPOSED. Board and Management will continue to receive more replies and assemble results by January 9, 2009. At that point a decision will be made as to assessment.
Property Manager and Board President Lynn Cartee discussed an alternate method of access control under consideration; a motorized gate arm and tiger teeth unit for each entrance and exit to replace the existing metal gates. The proposed system is still in the information assembly process, but was noted that it would work with all existing electric and current card reader system.
- **WPB Police Department No Trespassing Signs:** Signs have been placed on all 24 Cove buildings, attached at the second story level.
- **Cove I and II Exit Gate repair:** ABM Welding bid to be received by 10-31-08.
- **Cove I and II Pool light installation:** Carpenter Electric bid approved by Lynn Cartee, seconded by Alicia Summers, voted AIF by Cove Board.
- **Tenant Evictions:** Board and Management are working with the Cove's attorney to pursue eviction of tenants in units leased by Homeowners not in Compliance with Amendment 6.22. Within this group the primary focus is on Homeowners delinquent on Association Fees and those with tenants in violation of the Cove's rules and regulations.
- **Next Meeting Date:** January 28, 2009

Motion to Adjourn: made at 7:09pm by Alicia Summers, seconded by Lynn Cartee, voted AIF

Open Forum