

**The Cove at Briar Bay  
2010 Board of Directors  
Meeting Minutes  
Wednesday March 31 2010**

---

**Meeting Called To Order by:** Lynn Cartee - 6.49pm

**Roll Call: Present:** Lynn Cartee; Lucy Escobar; Tom McInerny; Chriss Bright (By Phone) Apologies Alicia Summers (Arrived 7.18pm)

**Approval of Minutes:** Proposed: Lyn Cartee; Seconded Tom McInerny - AIF

**Old Business:**

- **Pressure Washing of Building Steps:** Table to Next Board Meeting – Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
- **Cove Pools:** should the pools remain closed until the Security Issue is resolved – Table to Next Board Meeting – Pending Change in Management Company – Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
- **Security Cameras** – Property Manager to update Board on alternate quotes – Table to Next Board Meeting – Pending Change in Management Company - Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
- **Cove I and II Gates:** Should we continue to leave the gates open to avoid more repairs while the Association is in a Critical Financial situation - Table to Next Board Meeting – Pending Change in Management Company - Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
- **Homeowner Insurance:** Should a reminder notice go to all Homeowners with the notification of change of Management Company – Homeowner Insurance is mandatory by Florida Law. The Association is responsible for Common Property ONLY. Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF

**The Cove at Briar Bay  
2010 Board of Directors  
Meeting Minutes  
Wednesday March 31 2010**

---

- **Landscaping:** Table to Next Board Meeting – Pending Change in Management Company - Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
  
- **Large Trash Dumping:** Table to Next Board Meeting – Pending Change in Management Company – Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
  
- **Street Lighting:** Table to Next Board Meeting – Pending Change in Management Company - Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
  
- **Builder Lawsuit** – Engineering Company Inspection - Table to Next Board Meeting – Pending Change in Management Company offering Atlantic & Pacific an opportunity to review the files - Pending Change of Management Company – Proposed Lynn Cartee; Seconded Lucia Escobar - AIF
  
- Mitchel Drimmer - AFS - Presented Loan proposal – Board will review
  
- Alliance Assistance - Scott Jaffe & Evan Phillips - Will produce a Report 15<sup>th</sup> April for Board review
  
- Jay Pietrafetta - Atlantic & Pacific - Delivered Company Presentation – will email checklist to assist in the transition
  
- Ben Green – New Property Manager – will visit the property to assess over next two weeks
  
- **Next Meeting Date:** Proposed Lynn Cartee Seconded: Alicia Summer - AIF

**Wednesday April 28<sup>th</sup> 2010 6.30 pm - Briar Bay Clubhouse:**

**Motion to Adjourn:** 7.53pm: Lynn Cartee; Seconded; Chriss Bright - AIF