

## **THE COVE AT BRIAR BAY NEWSLETTER – JULY 2008**

The Cove at Briar Bay now has a WEBSITE – [www.thecoveatbriarbay.com](http://www.thecoveatbriarbay.com)

All future NEWSLETTERS will be published on the Web Site

Please visit this site for Community Information and to view the Condominium Association Rules.

**THE GATES** – The Gates are NOT designed to be SECURITY GATES but are for the purpose of CONTROLLED ACCESS ONLY - This Board has struggled over the past 12 months to try to keep the gates operational – Continual Abuse has resulted in the Board considering the following options:

Replacement of the existing gates with heavier gauge steel that will damage any car that tries to gain unauthorized access - \$10,000

Replacement of the existing gates with a Bar Barrier and Tiger Teeth \$58,556

Existing Gates with Tiger Teeth - \$28,000

Replacement Gates (Higher Grade Steel) with Tiger Teeth \$38,000

Brinks Security; Camera and Monitoring – Quote to be available at next Board Meeting.

Police Patrols – Quotes from WPB Police Department to be available at next Board Meeting.

**OUTSTANDING MAINTENANCE DUES** – The Association currently has \$168,000.00 owed from Homeowners who are not paying their maintenance dues. The Board has taken the following action:

Replace our existing Attorney with a firm that takes a more aggressive collections approach and can also offer a Legal Payment Plan Options.

Consult with the Lawyer to establish if the Board may legally publish a list of those who have not paid on the website; so that the Association Membership has access to the information.

**WITHOUT THE PAYMENT OF MAINTENANCE DUES THE BOARD IS UNABLE TO MAINTAIN THE PROPERTY FOR ALL HOMEOWNERS.**

The new Lawyer will also pursue eviction of Tenants who violate Community Association (Briar Bay) or Condominium Association Rules AND the Tenants of Homeowners who are not in Compliance with Amendment 6.22 requiring Board Approval before leasing a unit.

**MOLD** – The Board has taken legal advice on liability with regard to the Mold Issue. The Association is NOT liable for any mold issues other than that caused by a problem with the Common Areas of the Association.

Mold problems can be caused by incorrect use of Air Conditioning Units. To avoid mold; Air Conditioner Units should not be used whilst windows are open as this causes condensation which will lead to mold.

Air Conditioners should be set and maintained to allow a maximum internal heat that does not exceed 82 degrees (75 – 80 degrees will maintain internal humidity at reasonable levels and therefore avoid mold)

Furnaces Filters should be replaced regularly to avoid moisture build up.

**FINES SYSTEM** – With affect July 15<sup>th</sup> 2008; FINES will be imposed on any Resident (Tenant) or Homeowner in violation of the Community (Briar Bay) or Condominium Association (The Cove) Rules and Regulations.

In accordance with the Association By – Laws Page E23 Section 8 a system of fines will be implemented for Violation of the Condominium Rules and Regulations.

If you are a TENANT please ask your LANDLORD for a copy of the Condominium Rules or visit [www.thecoveatbriarbay.com](http://www.thecoveatbriarbay.com) to view the rules.

All Tenant violations will be charged to the Homeowner (Landlord) and may result in Tenant Eviction. In the event that a Tenant is in violation of the Community Association Rules (Briar Bay) or the Condominium Association Rules (The Cove) and the Homeowner does not address the violation or does not evict when necessary; the Association will begin eviction procedures and charge the Homeowner for any legal fees incurred.

Damage to Community Association Property will result in a charge to the Homeowner or in the event that the unit is leased; the forfeit of any security deposit held by the Master Board.

Homeowners will be advised in writing of any violations and will have 14 days to remedy or respond before a fine is imposed. Homeowners will be advised of the date and time of a meeting they can attend to discuss the violation and the fine.

**FINES FOR NON COMPLIANCE WITH THE ASSOCIATION RULES WILL BE AS FOLLOWS:**

First Violation of ANY Condominium Association Rule - \$50  
Second Violation of ANY Condominium Association Rule - \$100  
Third Violation of ANY Condominium Association Rule - \$150  
ANY further Violation - \$150 per incident.

Large Trash dumped at the Trash Sites will be charged at \$100 per item.  
Commercial Vehicles WILL be towed.

The Cove at Briar Bay Condominium Association  
Board of Directors.