

NOTICE
BRINY BREEZES, INC
SPECIAL MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY JUNE 19, 2019 at 10:15 am
COMMUNITY CENTER

- I. Pledge of Allegiance was recited and a Moment of Silence was observed.
- II. Call to Order and Roll Call: Meeting called to order by Pres. Brannen at 10:23 am. Present: Susan Brannen, Leigh McMorrow, Ted Gross, Holly Reitnauer and Mike Weir. Phone in: Tom Goudreau and Keith Harrah. Also present GM Donna Coates.
- III. Proof of Notice was posted on Monday, June 17, 2019 at 9:00am
- IV. Approval of previous Board Minutes: Motion by Mike Weir to waive reading of minutes and approve 4/10 regular board meeting and the special meeting for rules modifications. Seconded by Susan Brannen. Susan noted that Gulf Stream Views was referred to as Gulf Stream Villas and needs to be corrected. Passed unanimously.
- V. Reading of Correspondence to the Board by Susan Brannen
- VI. General Manager's Report: Pool maintenance scheduled. Pool signage ordered. Activation of slide cards. Office generator purchased. New license stickers
- VII. Report of Officers (None)
- VIII. Town Liaison Report
Leigh McMorrow – reported on a discussion held on 6/17/19 by Gulfstream View developers requesting a variance for the addition of pools for each unit. This will reduce the footage typically required from the edge of the property line. Encouraged Briny residents to attend the Palm Beach County Commission hearing on the variance taking place 7/3/19. Next Town Council meeting will be 6/27/19.

Committee Reports

- a. Architectural Review- Actions/Decisions (Ted Gross)
 - i. K-205
New unit approved
 - ii. A-18
Enclosure for porch - denied. Judy Fields refuted the denial of her plans. Brannen asked for a call for motion to reverse decision - no motion made – decision of committee stands
 - iii. G10/G11
Placement of new unit - denied
Barbara Molina refuted denial. Susan Brannen made a motion to reverse decision – not seconded. Decision of committee stands.

iv. F-27

Ted Gross made a motion to allow the unit to be placed prior to it be painted white with the stipulation it must be painted white within 30 days of placement and before Certificate of Occupancy is issued. Seconded by Goudreau. Passes unanimously. Ted Gross made a second motion that the unit in the bullpen be placed on F-27 one and a half inch off the front of the wall as long as there isn't any structural support placed on the wall other than cosmetic skirting. Seconded by Leigh McMorrow. Passed unanimously.

IX. Unfinished business

a. Projects approved: Permit, Material Alteration, Budget

i. West Wall of Hibiscus

Susan Brannen motioned to go ahead and as previously decided to remove west wall. Leigh McMorrow seconded. Motion passed 7-1. Tom Goudreau dissented.

ii. Cordova Wall

Ted Gross motioned to survey where line is and then get estimates for replacing it with a like purpose fence and have information in hand by Sept. 1, 2019. Leigh McMorrow seconded. Passed unanimously.

b. Fine re: Violation

Susan Brannen made a motion to cut fine in half due to office error for Unit G-19. Seconded by Tom Goudreau. Passed unanimously.

c. Lark and Flamingo report

Speaker, Shirish (Raj) Rajpathak of SRI Consulting Engineers and Architects reported on the drainage issues noting that the elevation did not change from previous data.

X. New business

a. Permit processing procedure

Susan Brannen made a motion that the corporation facilitate the permitting process by interacting directly with building officials in the initial paperwork process. Ted Gross seconded.

Passed unanimously.

b. Towing of Vehicles

Ted Gross made motion for two Board members to be added to the contract as able to request towing of vehicles when office is closed.

Goudreau seconded. 5 vote nay. Motion failed.

c. Landscape

Leigh McMorrow made a motion for corporation to take over the landscape maintenance of the park versus hiring an outside contractor effective by end of August 2019. This was discussed as a cost savings plan. Susan Brannen seconded. Passed unanimously

d. Suspension of Rule for Wedding

Susan Brannen makes motion to approve the wedding of owner Dylan Armstrong to take place on 5/16/2020 by suspending rule 2AD. Seconded Holly Reitnauer. Passed unanimously.

e. Rule- Soliciting

Was discussed and will be re-discussed with 15 day notice

f. Ratification: Memberships

L-002 & L-003 Trust name change to Henderson trust

G-2 & H-1 Sale new membership Eugene and Melissa Brugger from John Stanley

E-211 Transfer Jurovaty to Jurovaty Revocable Living Trust

L-211 Sale – new membership to Linda Lewis from Jane and Don Faron.

F-013 New owners Barbara Harris Trust from Neff

g. Web page

Susan Brannen moved to contract with My Community Site for creation of new website. Seconded by Holly. Passed unanimously.

h. Electronic voting

Susan Brannen made a motion to purchase electronic voting service from our attorney for the 2020 annual meeting voting process not to exceed \$1,000. Holly Reitnauer seconded. Passed unanimously.

Shareholder Comments

*A-5 Ira Friedman comments on Gulfstream Views variance

*N-203 Sue Gross suggests board look into hiring a private security company.

*G-10 & G-11 Barb Molina wants the flooding on Ruthmary looked into.

Motion by President Brannen to adjourn meeting at 1:24 pm. Motion seconded.

Respectfully Submitted,


Keith Harrah, Secretary

Date: 11/20/19