

MEMO from Briny Breezes, Inc.

5000 NORTH OCEAN BOULEVARD
BRINY BREEZES, FLORIDA 33435
(OFFICE) 561-276-7405 (FAX) 561-274-8951

To: Board of Directors	From: <i>Steven L. Best, General Manager</i>
Phone:	Note:
Date: January 13, 2012	Note:

GENERAL MANAGER'S REPORT

THEFTS

It has been reported that a total of 8 golf cart chargers have been stolen, seven (7) stockholders and one corporate. As you know, police reports have been prepared and I am asking that everyone continue to look out for their golf carts and bicycles that are not left locked. As I mentioned on BBC8 last week, it appears that the police are driving through Briny more frequently which should help prevent some of these thefts. There have been no arrests made in this case.

DELINQUENCIES AND ASSESSMENTS

Currently, we have no unpaid assessments from the October – December Assessment period.

SEAWALL AND DRAINAGE

Omar and I will inspect the walls at low tide next month. The inspection is designed to determine where any of the seawall damage may be and to what extent. A report will be prepared for submission to the Seawall Committee.

We are also in the process of purchasing a camera that will allow us to see inside up to 40 linear feet of drainage pipe to determine where a break may be in the drainage pipe and where it needs to be repaired. We should start inspecting some of the problem areas next month after we receive the camera, cost \$1,365.00. We are also in the process of purchasing tools to cut concrete and break concrete for future repair work at a cost of @\$3,000.00.

SALES AND TRANSFERS –

None

SATELLITE DISH INSTALLATIONS –

I have inspected all of the satellite dish installations throughout the property. I have sent letters to 7 units whose dishes were installed differently from the rules.

CABLE CONTRACT

We currently have a contract with Access Media 3 that expires October 1, 2015. They currently provide us with Cable TV service and some people use their Internet service, as well.

If you have cable television or internet problems, we ask that ask residents to do 2 things:

1. Call AM3 at 1-877-410-1653 so that they can arrange a service call for you.
2. Call Carol at the Briny Breezes office at 276-7405 so she can log the problem.

AM3 is responding to both individual unit repair requests and overall system failures, unfortunately not as fast as we would like. Remember, if you have any issues with your cable or internet service; please call the cable company at 1-877-410-1653 so that service can be performed.

INSURANCE CLAIMS

Currently there are no active insurance claims against the association/corporation.

ANNUAL MEETING

The Annual Meeting will be held on February 29, 2012, at 9:30 a.m. in the Auditorium. Both the Annual Meeting Package Limited Proxy mailing and the necessary documents will be mailed out shortly.

Steven L. Best, LCAM,CCI,PCE
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