



Board of Directors Meeting – March 23, 2016

As a quorum was established and notice was properly posted, the Briarwick Board of Directors Meeting was called to order at 6:59 PM at the Eastlake Fire Rescue – Station 57 – 3375 Tarpon Lake Boulevard – Palm Harbor, FL 34685.

Directors Present: Lynda Kelly, Andy Sinkiewicz, Jim Shepard, Jeff Goodman
Director Absent: Patti Barbosa
Also Present: Susan Marino and Mike Furnia of Monarch Association Management, Inc.
Seven (7) homeowners.

Minutes: Minutes of September 15, November 17, December 19, 2015, January 27, 2016,

***Motion by Jeff to approve the Minutes of September 15, 2015, second by Lynda.
Motion carried unanimously.***

***Motion by Andy to approve the Minutes of November 17, 2015, second by Lynda.
Motion carried unanimously.***

***Motion by Jeff to approve the Minutes of December 19, 2015, second by Andy.
Motion carried unanimously.***

***Motion by Lynda to approve the Minutes of January 27, 2016, second by Jim.
Motion carried unanimously.***

Bernie Haberer suggested that Sue send the Minutes to him and he will also post of the Briarwick website.

Treasurer's Report:

Mike Furnia from Monarch attended the meeting to review the problems regarding the financial transition from LeLand Management. From information recently received the bank statements and back up for assessment payments collected by LeLand balance the financial report will be produced and sent to the Board.

Delinquent Accounts: Units 14 and 23 – Lien – Foreclosure sale pending.
Units 1 and 39 have paid and will post on 3/24/16
Sue will pursue the remaining units for payment.

Manager's Report: *All items were discussed; a copy of the Manager's Report is attached to original minutes.*

Welcome Letter and Newsletter: Board discussed sending a Welcome Letter to new homeowners. Sue will combine the wording in letter Lynda has drafted and basic information in a letter that Sue uses in their other Ridgemoor associations. Sue will draft a Newsletter and send to Lynda for approval prior to sending out.

Architectural Review Applications: 3102 Edgemoor – add gutters, remove ½ wall, add garden and pavers. 3066 Edgemoor Drive – paint house.

Copy of Violation Report dated 3/23/16 includes all violations cited on first tour conducted 2/19/16.

Unfinished Business:

Community Mailbox: Board discussed having specifications for a community mailbox.

Lawn Service, Pest Control and Fertilization: Board questioned if Aqua Pro is still doing the pest control, sprinkler maintenance and rust removal and if so, what are the individual charges. Sue will contact Aqua Pro and send Lynda their last invoices. Board agreed to change to "Greener Growing" for fertilization and weed control. They will do the same every eight (8) weeks service as PHS.

New Business:

Landscaping Island: Board discussed the cost and plant material to add additional landscaping on the island.

Adjournment:

Motion to adjourn by Jim, second by Jeff, meeting adjourned at 7:58 PM.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem