



Board of Directors Meeting – May 25, 2016

As a quorum was established and notice was properly posted, the Briarwick Board of Directors Meeting was called to order at 7 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 Patti Barbosa
Also Present: Susan Marino of Monarch Association Management, Inc.
and six (6) homeowners.

Minutes: Minutes of March 23, 2016

Two Corrections: Community Mailbox: Bboard Board discussed having specifications for a community mailbox.
Motion to adjourn by Jay Jim, second by Louis Jeff, meeting adjourned at 7:58 PM.

Motion by Lynda to approve the Minutes of March 23, 2016 with two (2) corrections, second by Jeff.
Motion carried unanimously.

Additions are underlined
Deletions are ~~struckthrough~~

Treasurer's Report: Andy Sinkiewicz

Andy reviewed the April Financial Statement. Discussion regarding transfer of all or a portion of the 2015 retained earnings in the amount of \$13,635.54. Sue was asked to contact the various banks to check Certificate of Deposit rates. Board tabled further discussion until the next meet.

Operating Account - \$31,239.98
Money Market Account - \$15,270.07
Three (3) Certificates of Deposit: BB&T - \$25,000.00
C1 Bank - \$8,874.69 and \$5,410.79

Delinquent Accounts: Unit 23 – File Closed and funds disbursed \$952.75Lien – Foreclosure sale pending.
Unit 14 – Ridgemoor Master has filed foreclosure.
Unit 41 – Pre-lien letter sent from Mankin – Estoppel Caliber Home Loans
Unit 61 – In answer to pre-lien letter owner brought in full payment of 6/4/16
Unit 60 – Owners responded they will pay delinquency; *Sue will pursue collection by 5/31/16.*

Lynda questions the amount of \$2,575 in the legal line item. Sue will find out and let her know.

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

Architectural Review Applications: New and outstanding applications were reviewed and approved.

1. 3138 Edgemoor Drive – Painting – *Owner will submit trim color.*
2. 3182 Edgemoor Drive – Concrete pad on side of house.
3. 4021 Belmoor Drive – Paint House
4. 3167 Edgemoor Drive – Relocate propane tank into backyard.
5. 3901 Belmoor Drive – New Mailbox

Copy of Violation Report dated 5/9/16 includes all violations cited on May tour.

POD and Street Parking: Bernie forwarded to Sue a new owners request to park in the street and to place a POD in the driveway during their move in. Following discussion Board agreed the POD could be one (1) weed and there is no parking in the street but will allow during move in if they cannot park in the driveway due to the POD.

Unfinished Business:

Welcome Letter and Newsletter: Board reviewed Welcome Letter draft. Following discussion: Sue will add information about Solar Trash and make a couple of other changes. Final draft will be sent to Lynda for approval.

Aqua Pro: Continued discussion regarding Aqua Pro charges. Andy mentioned the Aqua Pro contract states that a 30 day notice must be provided of any new fees scheduled. Sue was asked to contact Aqua Pro as no 30 day notice was provided regarding the extra current fees being changed. Sue was also asked to find out days/times sprinklers are on.

Cancellation of Aqua Pro's contact was discussed but was tabled until next meeting for sprinkler bids to come in and the Board has had a chance to review.

New Business:

Landscaping Island: Lynda discussed adding additional landscaping on the island new before the rainy season comes. Following discussion and Jeff's suggested allocation:

Motion by Lynda to allocated up to \$650. to improve the island's curb appeal by adding new plant material, second by Jim. Motion carried unanimously.

Sue was asked to contact AJ and asked for him to provide a diagram of his ideas and cost to install additional plant material on the island.

Open Discussion:

Solar Sanitation as single service trash provider was discussed. Sue will check the documents to see if it would require an amendment. Sue will also contact Solar Sanitation to check costs, how payment would be made, etc. Tabled for further discussion.

Pressure cleaning has been done previously. Sue will get bids for around the islands (back and front) and all drainage grates and concrete around them.

Possible time frame for repaving is approximately five (5) years. One low spot in roadway and cracking was mentioned.

Adjournment:

Motion to adjourn by Lynda, second by Andy, meeting adjourned at 7:58 PM.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem