



BRIARWICK at RIDGEMOOR

Board of Directors Meeting – January 18, 2017

As a quorum was established and notice was properly posted, the Briarwick Board of Directors Meeting was called to order at 7 PM in at the Lutheran Church of the Resurrection – 1555 Windmill Point Road – Palm Harbor, FL 34685.

Directors Present: Lynda Kelly, Jeff Goodman, Patti Barbosa and Jim Shepard
Director Absent: Andy Sinkiewicz
Also Present: Susan Marino of Monarch Association Management, Inc.
and one (1) homeowner.

Minutes: Minutes of Annual Meeting and Organizational Meeting – October 27, 2016

Motion by Lynda to approve the Minute but to separate the Annual Meeting Minutes from the Organization Minutes and to post on the website, second by Jeff.
Motion carried unanimously.

Guest Speaker:

Jennifer Toller, Marketing Director for DisposAll Waste & Recycling Company spoke with the Board about the benefits of having a single service trash collection in the Community. Following discuss, the Board agreed they were not interest in pursuing the subject any further at this time.

Treasurer's Report:

Sue reviewed the End-of-Year December Financial Statement. A copy of the End-of-Year Statement will be sent to all homeowners with the spring newsletter.

Operating Account	\$12,550.30
Money Market Account	\$10,093.38
Three (3) Certificates of Deposit:	
Bank of the Ozarks	\$ 8,874.69
Bank of the Ozarks	\$ 5,410.79
Bank of the Ozarks	\$ 15,200.00

Certificate of Deposit was purchased at Bank of the Ozarks at 1.15%.

Delinquent Accounts: Unit 14 – Briarwick has a lien.

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

Irrigation: Sue informed the Board that Bill Rogers Irrigation sold his company to TLC who has taken over the account to service the irrigation system and the Rid-o-Rust tank.

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

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| 1. 3085 Edgemoor | Repair and paint driveway and replace roof. | APPROVED |
| 2. 3940 Belmoor | Repaint body, trim and door. | APPROVED |

Roadway Paving Estimate: Sue as asked to get an estimate to repave the roadways to see if the Association was budgeting properly. All Phase submitted a proposal in the amount of \$69,500. Following discussion, Board agree they were on track with the budget.

CurbKing Estimate: CurbKing provided an estimate provided to repair sidewalks and curbing in the amount of \$3,655. Board agreed the estimate was not specific enough to the work they would be doing. Lynda suggested having World Class Maintenance, Inc. also submit an estimate, as she was happy with their work in the past.

Violations Tour: Recent tour conducted by Monarch was included in the Board's packet. Lynda as well provide a tour and asked that letters be sent.

The Board specifically discussed was the propane tank located at 3167 that was to be relocated behind the fence several months ago. Following Discussion:

***Motion by Lynda, second by Jim for Sue to send a Certified Letter to the owner giving them forty-five (45) days to relocate the tank in order to avoid possible legal action.
Motion carried unanimously.***

Newsletter: Board also discussed sending out the Annual Spring Cleaning Newsletter a bit earlier this year in order to get the word out about landscaping, painting, pressure cleaning, etc. Sue will put together a draft and forward to the Board.

Unfinished Business:

Attorney Price Sheet: Sue provide the Board with a rate sheet provided by attorney firm of Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, PA. Further tabled to allow the Board additional time to review.

Depression in Roadway: Pinellas Water & Sewer were out on November 4, 2016. They recommended that a camera be put down the sewer and will be back after the first of the year. Monarch will monitor progress.

Traffic Regulation – Addendum: Sue provided information, from one of her other associations, regarding the use of battery powered toy vehicles within their Community. Following discussion, she was asked provide some additional wording from that discussion. Tabled until next meeting.

New Business:

Sue was asked to contact the Ridgemoor Master Association letting them know the plant material at the front sign is overgrown and there are lights out.

Open Discussion: No further discussion.

Adjournment:

Motion to adjourn by Lynda, second by Patti; meeting adjourned at 8:21 PM.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes have been approved.