



BRIARWICK at RIDGEMOOR

Board of Directors Meeting – March 22, 2017

As a quorum was established and notice was properly posted, the Briarwick Board of Directors Meeting was called to order at 7:02 PM in at the Lutheran Church of the Resurrection – 1555 Windmill Point Road – Palm Harbor, FL 34685.

Directors Present: Lynda Kelly, Patti Barbosa, Andy Sinkiewicz and Jim Shepard
Also Present: Susan Marino of Monarch Association Management, Inc.
and three (3) homeowners. One (1) of the homeowner brought
her attorney Richard Heiden without prior request.
(Chapter 720.303 of the Florida Statutes)

Minutes: Minutes of Board of Directors Meeting – January 18, 2016

***Motion by Jim to approve the Minute of January 18, 2017, second by Lynda.
Motion carried unanimously.***

Treasurer's Report:

Andy reviewed the February Financial Statement.

| | |
|------------------------------------|-------------|
| Operating Account | \$23,673.36 |
| Money Market Account | \$16,896.62 |
| Three (3) Certificates of Deposit: | |
| BB&T - #2016 | \$25,000.00 |
| Bank of the Ozarks - #9399 | \$29,519.05 |

Delinquent Accounts: Unit 14 – Master Association has been paid and lien released. Therefore, attorney recommends that Briarwick now foreclose. Following discussion:

***Motion by Lynda to allocate up to \$1,500 to file the foreclosure action, second by Jim.
Motion carried unanimously.***

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. 3174 Edgemoor | Repaint | APPROVED |
| 2. 3161 Edgemoor | Remove dead tree. | APPROVED |
| 3. 3109 Edgemoor | Remove Stone & Deco Wall | APPROVED |
| 4. 3117 Belmoor | Roof | APPROVED |

Maintenance of Rid-O-Rust System: TLC is currently taking care of the system but has advised it needs maintenance or replacement.

Violations Tour: Recent tour conducted by Monarch was included in the Board's packet. Decision will be made as how to handle violations that exceed three (3) letters. Earlier Sue provided a rate sheet provided by attorney firm of Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, PA. Board will review and advise.

Sidewalk Repairs – Lynda agreed to walk with World Class to identify all the areas that needs to be trip free. Following discussion:

***Motion by Lynda to allocate up to \$2,625 for the repairs, second by Jim.
Motion carried unanimously.***

Newsletter: Annual Spring Cleaning Newsletter was approved for distribution.

Unfinished Business:

Depression in Roadway: Pinellas Water & Sewer were out and did camera the drains and found a grease buildup in the sewer line. The line was cleaned out and no further action required.

New Business:

Mulch and Landscaping: Board discussed both the mulch and additional landscaping needed in the front and the island. Since rain is expected in July, Sue was asked to put on the agenda for the next meeting. Andy will review the budget and Lynda will contact Curb Appeal

Open Discussion:

Account 51: The owner attended the meeting with her Attorney Richard T. Heiden apparently for the purpose of discussing the recent violation letters they received regarding the exterior of their property. The meeting was adjourned as the Board did not have legal representation.

Adjournment:

***Due to disturbance caused by attorney in attendance, motion by Lynda,
second by Patti to adjourn the meeting at 8:03 PM.***

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes have been approved.