



BRIARWICK at RIDGEMOOR

Board of Directors Meeting – May 24, 2017

As a quorum was established and notice was properly posted, the Briarwick Board of Directors Meeting was called to order at 7:00 PM in at the Lutheran Church of the Resurrection – 1555 Windmill Point Road – Palm Harbor, FL 34685.

Directors Present: Lynda Kelly, Andy Sinkiewicz and Jim Shepard
Director Absent: Patti Barbosa
Also Present: Cindy Stananought of Monarch Association Management, Inc.
and three (3) homeowners.

Minutes: Minutes of Board of Directors Meeting – March 22, 2017

***Motion by Lynda to approve the Minute of March 22, 2017, second by Jim.
Motion carried unanimously.***

Treasurer's Report:

Andy reviewed the April Financial Statement. He stated that using existing expenses from April, annualized, the Association is currently funning 20.7% under budget. Adding in known expenses not yet paid for (insurance) and variable expenses (Rid-o-Rust whole system, legal letters, etc.) the Association will be at a 4% under budget.

Operating Account	\$23,230.45
Money Market Account	\$16,899.34
Three (3) Certificates of Deposit:	
BB&T - #2016	\$25,000.00
Bank of the Ozarks - #9399	\$29,547.34

Delinquent Accounts: Account 60 – Lien Filed. Unit owner has paid in full.
Account 13 - Only paying \$36.25 until house is sold. Following discussion:

***Motion by Lynda to turn Account 13 over to attorney, second by Andy.
Motion carried unanimously.***

Account 14 – Foreclosure Filed and owners were served.
They have until 6/8/17 to answer.

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. 3170 Edgemoor	Roof Replacement	APPROVED
2. 3191 Edgemoor	Shed	DENIED

Maintenance of Rid-O-Rust System: TLC's quote for a new system and repair of the old system needed clarification. Cindy will contact Pablo get explanation of the cost difference and get back with Lynda. At the onsite meeting, Tom from TLC agreed to remove the accumulated rust from the curbing around the island at no charge

Violations Tour: Recent tour conducted by Monarch was included in the Board's packet. Board discussed how to handle violations that exceed three (3) letters. Following discussion:

Motion by Lynda to send three (3) letters of violation and on the next tour if violation is not corrected send to Attorney Steve Nikoloff, second by Jim. Motion carried unanimously.

Newsletter: Annual Spring Cleaning Newsletter was approved for distribution and Yard Sale flyer was posted on the bulletin board and advertised on Craig's List.

Lynda asked that a letter be sent all homeowners to watch their speed and no street parking at night around the island or in front of the pump. Sue will do a draft letter and send to the Board for approval.

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.

Mulch and Landscaping: Board discussed both the mulch and additional landscaping needed in the front and the island. Following discussion:

***Motion by Lynda to set aside \$1,000; \$600 for 20 – 25 plants and \$400 in mulch.
Plants and mulch at back island will be put in when the rainy season starts and the front
island to be mulched in September, second by Andy. Motion carried unanimously.***

Open Discussion:

Mail truck has been observed speeding.

Drain Cleaning: Karin Johnson asked about cleaning out the storm drains. Board agreed to put on the 2018 budget.

Adjournment:

***Motion by Lynda to adjourn the meeting, second by Jim.
The meeting was adjourned at 8:08 PM.***

The next meeting is July 26, 2017 at 7 PM and will be held at the Fire House.

Respectfully submitted,
Cindy Stananought, Secretary Pro Tem

These minutes have been approved.