



BRIARWICK at RIDGEMOOR

Board of Directors Meeting – August 23, 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 Patti Barbosa
Director Absent: Jim Shepard
Also Present: Sue Marino of Monarch Association Management, Inc.
and two (2) homeowners.

Minutes: Minutes of Board of Directors Meeting – July 26, 2017

*Motion by Lynda to approve the Minute of July 26, 2017, second by Patti.
Motion carried unanimously.*

Treasurer's Report:

Andy reviewed the July Financial Statement. Andy requested a copy of invoices be submitted with the end of the month financials.

Operating Account	\$16,635.50
Money Market Account	\$15,791.21
Three (3) Certificates of Deposit:	
BB&T - #2016	\$25,000.00
Bank of the Ozarks - #9399	\$29,632.21

Delinquent Accounts: Account 13 - Only paying \$36.25 until house is sold due to wife's hospital bills.
Mankins office has waived fees and owner contact.
Account 14 – Updated payoff letter sent on August 8th. Motion for Summary
Judgment set for September 13th. If not paid sale date will be set.

Proposed 2018 Budget – Board reviewed the 2018 Proposed Budget as presented. Following line item discuss, Andy will forward discussed changes to Sue so that mailing can be sent to all homeowners.

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. 3961 Belmore	Install 2 garage doors	APPROVED
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Violations Tour: Recent tour conducted by Monarch was included in the Board's packet. Board discussed a few addresses that were not included on the tour list that both Lynda and Monarch will look at.

Unfinished Business:

Missing Light at Lift Station – Board noted on photo where the light on the lift station was located. Sue was asked to contact number on lift station to have it replaced.

Open Discussion:

Adjournment:

*Motion by Patti to adjourn the meeting, second by Andy.
The meeting was adjourned at 8:33 PM.*

The next meeting will be the Annul and Budget Meeting. Sue was asked to contact the Lutheran Church.

Respectfully submitted,
M. Susan (Sue) Marino, Secretary Pro Tem

Approved