



# BRIARWICK at RIDGEMOOR

## Board of Directors Meeting – July 17, 2018

As a quorum was established and notice was properly posted, the Briarwick Board of Directors Meeting was called to order at 7:03 PM in at the Eastlake Fire Rescue – Station 57 – Palm Harbor, FL 34685.

Directors Present: Lynda Kelly, Patti Barbosa and Andy Sinkiewicz  
Also Present: Susan (Sue) Marino, LCAM  
Monarch Association Management, Inc.

### **Minutes:** Minutes of Board of Directors Meeting – June 14, 2018

***Motion by Lynda to approve the Minute of June 14, 2018, second by Patti.  
Motion carried unanimously.***

### **Treasurer's Report:**

Andy reviewed the June 2018 Unaudited Financial Statement noting the Association is currently 7.6% under budget.

Operating Account	\$26,305.28
Money Market Account	\$19,943.27
Certificates of Deposit:	
BB&T - #2016	\$25,000.00
Bank of the Ozarks - #9399	\$29,982.24

Delinquent Accounts: Four (4) owners are in lien action with attorney. Three are in mortgage foreclosure.

### **Unfinished Business:**

Rid-O-Rust Discussion: Sue was asked to contact Pinellas County to see if is possible to install water meter(s) to supplied the irrigation water and eliminate the need for the Rid-o-Rust Tank. She was also asked to arrange for an onsite meeting with Lynda and the Technician from TLC to go over the workings of the Rid-o-Rust system and usage of chemicals, Sue will also attend and bring all invoices.

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

#### Architectural Review Applications:

1. 3901 Belmoor	Install Fence	APPROVED & SIGNED
2. 4054 Belmoor	Roof Replacement	APPROVED & SIGNED

Violations Tour: Recent tour conducted by Monarch was included in the Board's packet. Board again discussed #57. Following discussion Sue was instructed to send to the attorney. Next tour will be conducted on August 17, 2018.

Unit #13: Safety concerns regarding openness to the pool and supporting photographs have been sent to Dorothy Krauss (SafeGuard Properties). The issue has also been sent to Pinellas County Code Enforcement.

### **Unfinished Business:**

**Replanting of Island:** Curb Appeal has installed the new plant material at a cost of \$1,147.75.

**2019 Collection Policy:** Correction made to policy changing "Pre-Lien letter" is sent giving forty-five (45) days to remit payment not thirty (30) as with a condominium. Board also approved removing the last sentence regarding payment plans. This policy will be in affect for 2019 collection.

**Welcome to the Neighborhood Letter:** Earlier Sue was questioned if the Welcome Letter was still being sent to new owners. A copy was included in the Board Packet. Lynda indicated she would like to edit the letter.

**New Business:**

Entry Gate Not Working: Lynda noted that she stays in contact with the technician that services the gate and he stated it should now be working. Lynda will check and contact him if it is not. Some discussion followed about keeping the gate closed at all times.

**Open Discussion:** No New Business at this time.

**Adjournment:**

***Motion Lynda to adjourn the meeting, second by Andy  
The meeting was adjourned at 8:05 PM.***

**Next Board Meeting:** August 21, 2017 (Budget). Meeting will be held at the **Eastlake Fire Rescue – Station 57** - 3375 Tarpon Lake Boulevard ♦ Palm Harbor, FL 34685.

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

**These minutes have been approved.**