



# BRIARWICK at RIDGEMOOR

## Board of Directors Meeting – January 15, 2019

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

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

**Minutes:** Minutes of 2018 Annual Membership Meeting and Approval of 2019 Budget.

***Motion by Lynda to approve the Minute of October 18, 2018, second by Patti.  
Motion carried unanimously.***

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

Andy reviewed the 2018 End of the Year Statement, noting a surplus of \$6,637.91. Following discussion Board agreed to roll that amount into the Reserves after the island water meter is installed.

Delinquent Accounts: Twenty-Four (24) owners owe the 2019 assessment. One (1) owner owes for both 2018 & 2019 but is currently in lien.

### **Unfinished Business:**

**Installation of Water Meter for Island Irrigation:** Sue contacted Pinellas County Utilities to install one (1) water meter in the center island. She completed and submitted the Service Connection Application to the Engineering Department. They will then be provide a cost estimate based on the 2019 utility rates, plus restoration and other associated costs for the roads as a result of the connection from the Operations staff.

**Roadway Resurfacing:** Board briefly discussed the projected cost for the future roadway resurfacing. Sue was asked to obtain 2019 costs.

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

### **Architectural Review Applications:**

- |                        |   |                        |
|------------------------|---|------------------------|
| 1. 3985 Belmoor Drive  | Paint and Roof  | BOTH APPROVED & SIGNED |
| 2. 3924 Belmoor Drive  | Roof  | APPROVED & SIGNED      |
| 3. 3182 Edgemoor Drive | Request for trailer while house is tented for termites. | APPROVED               |

Violations Tour: Sue questioned front door color of paint at 3154 Edgemoor Drive. *Board will look at it.*

Recent tour conducted by Monarch was included in the Board's packet. Lynda asked that the form somewhat be revised so that once cited items remain on form after compliance and closed.

Lawn Service Bids: Lynda questioned if Curb Appeal Property Maintenance, LLC was settled and Creighton Family Lawn Care is properly being paid. Sue stated Creighton Family Lawn Care is on board but Curb Appeal it was not completely but she is still working on it. Linda requested information be sent to her.

Welcome to Briarwick Letter: Lynda questioned if the Welcome to Briarwick letter is being sent to new owners. Sue assured her it was but that she would add a banner note on the envelope to catch attention so new owners don't think it is junk mail.

### **New Business:**

**Marketable Title Act:** Sue explained that the Marketable Title Act (MRTA) applies to all Homeowners' Associations renewing their Declaration every thirty (30) years.

*Briarwick has complied with the first 30 year requirement of MRTA. Therefore, the Board is now required to annually consider the desirability of preserving the Covenants at the first Board meeting, excluding the organizational meeting, following the annual meeting of the members. The preservation no longer requires the approval of 2/3 of the Board and it no longer is required to have a specific notice to affected property owners.*

The Board did discuss at this meeting the desirability of preserving the Covenants and will include similar discussion at the first meeting following the first Board Meeting, excluding the organizational meeting, following the Annual Meeting of the Members.

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

### **Adjournment:**

***Motion by Lynda to adjourn the meeting, second by Patti  
The meeting was adjourned at 8:13 PM.***

Next Board Meeting: March 19, 2019 at the Lutheran Church of the Resurrection, Palm Harbor, FL

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

**These minutes have been approved.**