



## Board of Directors Meeting Minutes of October 4, 2021 – 7 PM

As a quorum was established and notice properly posted, the Briarwick Board of Directors Meeting called to order at 7:05 PM. Due to the concerns with COVID-19, the Board of Directors Meeting will be conducted totally via ZOOM, hosted by Monarch. Anyone wishing to join the meeting or speak were provided with the appropriate information: Meeting ID: 889 4899 3572 and Passcode: 675197 - +1 301 715 8592.

Directors Present: Laszlo Varga, Karin Johnson, Andy Sinkiewicz, Patti Barbosa  
Director Absent: Tracy Kepler  
Also Present: Susan (Sue) Marino, LCAM - Monarch Association Management, Inc.

### **Approval of Minutes:**

*Motion by Laszlo to approve the Minutes of June 7, 2021, second by Andy.  
Motion carried unanimously.*

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

Andy commented that everything continues to be on track but at this time somewhat over budget.

**Delinquent Report:** Unit 14 – Lien – Dismissed from Bankruptcy  
Unit 41 – Unpaid for 2021.

Lengthy discussion as to how the Board minimizes the loss to the community and what recourse is available when this happens. Unit #14 was offered a payment plan but have defaulted. Board agreed to go forward with filing a foreclosure action, as previously agreed should they default. Sue will contact Attorney Mankin.

### **Unfinished Business:**

**2022 Budget:** Board reviewed and approved the preliminary 2022 Proposed Budget for mailing together with the Annual Meeting Notice. The Annual Meeting and Approval of the 2022 Budget will be held on November 15, 2021 at 7 PM at Rocky Mountain Subs – 35220 US Highway 19 North in Palm Harbor.

**Back Island Electrical Work:** Electrician completed the work and Laszlo reviewed and approved.

**Street Parking at Night:** Monarch receives the Security Reports and anyone cited on that report is sent a letter.

**Future Roadway Work and Financing the Project:** Board discussed the current condition, costs and funding of the roadways. Following discussion Karin volunteered to work with Sue to obtain current bids and other pertinent information from the contractors. She will meet with each contractor and prepare a report for upcoming meeting.

### **New Business:**

**Speeding:** Speeding was once again discussed. Board agreed that owners should call Monarch and report anyone they see speeding and a letter will be sent.

**Social Committee: No Report.**

**Monarch Changes in Banks and Platform:** Sue updated the Board that effective January 1, 2021 Monarch will be switching from Union Bank to Pacific Premier Bank and will changing their management platform to AppFolio. Future information to follow.

### **Architectural Changes:**

3916 Belmoor Drive	Painting	APPROVED
3109 Edgemoor Drive	New Landscaping	APPROVED

**Adjournment:**

***Motion by Laszlo to adjourn the meeting, second by Andy.  
The meeting adjourned at 9:09 PM.***

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

These minutes have been approved.