

**Briarwick Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**January 12, 2009**

**Minutes - Approved**

Location: Lutheran Church of the Resurrection

Present: Board Members: Stan Wolever, Bryn Warner, Joseph Stephenson, Maryann Carlton.  
Absent: Darlene Stephenson. Homeowners present: (6). Mike Bousher, Mr. and Mrs. Murphy,  
Mr. Phillips, Mr. Haberer, Dawn Warner. Association Manager: Cindy Panno

**I. Call to Order**

The meeting was called to order by Stan Wolever, President at 7:00 pm.

**II. Minutes of the Previous Meeting**

On motion by Maryann Carlton and 2<sup>nd</sup> by Joe Stephenson, the reading of the minutes were waived and approved as submitted. All in favor.

**III. Treasurer's Report:**

- A. Bryn Warner, Treasurer, presented a review of the 2008 year end financial statement.
- B. CD Discussion. On motion by Stan Wolever, the existing CD maturing on Feb. 15, 2009 in the amount of \$29,478.30 should be divided into 2 CD's so that in the event the Assn. requires funds a penalty can be avoided. Motion 2<sup>nd</sup> by Bryn Warner. All in favor. Bryn is to review the matter with Cindy prior to the expiration date then roll the funds into 2 CD's.

**IV. Community Matters**

- A. Discussion on the need to clean the common area curbs at the entry and at the island on Belmoor/Edgemoor. Motion made by Stan Wolever to have the work done at a maximum cost of \$500. Motion 2<sup>nd</sup> by Bryn Warner. All in favor.
- B. Discussion of lawn maintenance at 3178 Edgemoor by landscaper. Motion by Maryann Carlton to cease cutting property until growing season. Motion 2<sup>nd</sup> by Bryn Warner. All in favor.
- C. Stan Wolever suggested the Architectural Committee look at options for a bench or two in the island to complete the project as it was originally conceived. Committee will review catalogs provided by Cindy as well as info from other sources and report back to the board. Matter tabled.
- D. Street parking at fire hydrants. Cindy is asked to address this illegal behavior to all homeowners via a mailing. The 4 homeowners located near the front entry to receive registered letters since emergency vehicles may be unable to enter the community without problems or be unable to reach the fire hydrants.
- E. Gate closure. Residents have approached the Board of Directors regarding the option of closing the gates 24/7. Discussion. Cindy is directed to include in the mailing to homeowners a poll asking for opinions on the matter. Matter tabled until poll results are in.
- F. Stan Wolever suggested that mulch be installed in the beds in the island to control weeds and to maintain soil moisture for the plants. Discussion of mulch types. Motion made by Stan Wolever to approve a maximum of \$350 for the mulch project. Motion 2<sup>nd</sup> by Joe Stephenson. All in favor. Cindy is directed to obtain costs for both pine straw mulch and for cypress mulch.
- G. Maintenance of individual home landscaping. Cindy is directed to continue enforcing proper landscape maintenance using the existing SWFWMD and Pinellas County watering rules.

**V. Architectural Committee**

- A. Stan Wolever suggested that a diagram of a typical home be added to the reverse side of the Architectural Request Form to aid homeowners in identifying particular areas on which work is to be done. Cindy presented a rough draft and will make the change to the form.

- B. Speaking for the Architectural Committee, Dawn Warner asked the Board to define duties of the Committee and to define the method that applications are to be brought to the committee. Discussion. The Committee is directed to name a Chairman to whom Cindy is to send the applications. The Committee should notice meetings and should report to the Board at Board meetings on the status of all applications received and acted upon.
- C. Dawn Warner presented an informal poll of signatures of homeowners gathered by the neighborhood children to allow a tree swing to be re-installed at 3143 Edgemoor. Dawn made a motion that the Board allow the swing. Discussion. The Board reminded the Committee that such a request should formally come from the homeowner as required by the ALRC Guidelines. Upon receipt of the swing request, should the Committee wish to approve the swing and in the event that the swing would not currently be allowed within the existing Guidelines, the Board will entertain a request to amend the guidelines and review the matter on its merit. Motion withdrawn by Dawn. Matter tabled upon receipt of application by the Architectural Committee and the Board's receipt of information by the Committee.
- D. Homeowners Bryn and Dawn Warner submitted an application for replacement of an existing fence. Application turned over to the Committee for review. Dawn Warner, Committee Chairperson, recused herself from the review process.
  - 1. The Warners also notified the Board and the Architectural Committee that they had made application to Pinellas County to remove a tree from their front yard due to the imminent danger of it falling. The tree was removed with approval from the Board. Additionally, the Board granted an extension to the Warners to install a replacement tree until the matter of a 2nd tree removal could be resolved.
  - 2. The Warners then reported to the Board that removal of a second tree located in the front utility easement had been denied by the County because the County deemed it located in a common area of the Association. The Warners asked the Board of Directors to investigate the matter and let them know what steps should be taken. Mr. and Mrs. Warner recused themselves in the discussion. After discussion a motion was made by Stan Wolever and 2nd by Maryann Carlton to obtain legal advice from the Assn. attorney. All in Favor.

**VI. Adjournment**

There being no further business, the meeting was adjourned at 8:20pm

**VII. Open Discussion**

- A. Ms. Murphy asked that the Board explain the reason for installing benches in the island. At the time of the island update project benches were included in the design.
- B. Mr. Bousher asked that the Board meet with he and Mr. and Mrs. Murphy to review the existing gate that was installed on his lot without approval. However, the Murphy's and the Boushers feel that the fence should be considered on its merit since it shields unsightly utility equipment. The Boushers and the Murphys recuse themselves from the review process since they are Architectural Committee members. The Board will contact the homeowners and conduct an on site review of the proposed project. A completed Architectural Application will be required to define the proposed project.

Respectfully submitted,  
Cindy Panno, LCAM  
Association Manager