

Briarwick Homeowners Association, Inc.
Board of Directors Meeting
February 9, 2009

Minutes

Location: Lutheran Church of the Resurrection

Present: Board: Stan Wolever, Bryn Warner, Joseph Stephenson, Maryann Carlton & Darlene Stephenson.

Homeowners present: (3). Don and Vikki. Murphy, Dawn Warner.

Association Manager: Cindy Panno

I. Call to Order

The meeting was called to order by Stan Wolever, President at 7:05 pm.

II. Minutes of the Previous Meeting

On motion by Bryn Warner and 2nd by Maryann Carlton, the reading of the minutes were waived and approved as submitted. All in favor.

III. Treasurer's Report:

A. Bryn Warner, Treasurer, reviewed the January 2009 financial statement.

B. CD renewal. Discussion of banking options. On Motion by Bryn Warner and 2nd by Stan Wolever, CD to be placed with 1st Community bank only if their provision for a 1 time penalty free withdrawal applies to opening a 12 month CD then be allowed to cash it in and re-open another CD without penalty. Since this method would be repeated multiple times the board wants 1st Community Bank to verify this information in writing. Cindy will work with 1st Community and Bryn Warner. \$6000 is to be left in operating and the balance to be placed in CD's if so permitted.

IV. Reports of Officers and Manager

A. Discussion of Common Area as defined on plats and in Declarations.

B. Discussion of tree removal in common area easements. Need verification from County on duration of permit if ALL easement trees are inspected but none removed for significant periods of time.

C. Discussion of sidewalk maintenance. Cindy is directed to contact Pinellas County and get ADA codes as they apply to the intersections of driveway pavers/materials and the sidewalks

D. Gate closure opinion poll. The Board will continue until April 1 to encourage homeowners to contact Cindy Panno with their opinion on the matter.

E. Street parking. Bryn Warner has asked Ridgemoor Master to provide him with copies of the parking violation "tickets" they issue to better help the Association in enforcing street parking violations.

F. Discussion of instituting a fining procedure. Cindy will investigate and report back.
Tabled.

G. Cell phone tower vote at Ridgemoor Master. Bryn Warner reported that the installation of a cell phone tower by T-Mobile was defeated.

H. Cindy provided the Board with a manager's report

1. Community review will focus on overall home maintenance but grass and frost damaged landscaping will not be a concern until March and April.

2. Mulching of the island is complete, plants fertilized. Curbs to be cleaned.

3. Planting of annuals discuss but tabled for next meeting.

4. Barking dogs and dog clean up concerns have been addressed to homeowners that are not properly monitoring and cleaning up after their pets.

V. Architectural Committee

- A. Homeowner at 3916 Belmoor denied driveway installation pending receipt of material color, removal of concrete at curblin, Pinellas County code information on sidewalks at driveway and all information required to fully define the project as defined in the Architectural Guidelines.
- B. Homeowner at 3972 Belmoor painted exterior a dark gray/brown color not on the approved color wheel and did not obtain prior written approval. Cindy to contact the owners requesting repaint after their submission of a new color.
- C. The Committee asked that they be provided with a color palette for on-site reviews.
- D. Benches in island. The Committee suggested not installing benches in the island.
Discussion. Matter tabled for next meeting.
- E. The Committee is directed to review and provide the Board with an amendment of the fence guidelines to more precisely define fencing options. They will report at the next meeting.

VI. Adjournment

There being no further business, the meeting was adjourned at 8:35pm

VII. Open Discussion

- A. Vikki and Don Murphy asked that the Board clearly define the fence language and to provide more information on the ADA requirements for sidewalks.

Respectfully submitted,
Cindy Panno, LCAM
Association Manager