

**Briarwick Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**March 10, 2009**

**Minutes**

Location: Lutheran Church of the Resurrection

Present: Board: Stan Wolever, Joseph Stephenson, and Darlene Stephenson. Absent: Bryn Warner. Board member Maryann Carlton did not arrive at the meeting until 7pm. She did not vote on the Architectural Matters.  
Homeowners present: Six (6) homeowners present  
Association Manager: Cindy Panno

**I. Call to Order**

The meeting was called to order by Stan Wolever, President at 6:30p pm.

**II. Architectural Matters**

A. Homeowner at 3972 Belmoor painted the home without prior approval from the Association. The color of the home is not on the color palette of the Architectural Guidelines and is not deemed acceptable. The Homeowners have stated that they will not repaint as requested by the Association. Motion made by Joe Stephenson and 2nd by Stan Wolever to send the matter to the Association attorney to offer mediation. Discussion. Vote: all in favor of motion.

B. Garage door painting technique at 4021 Belmoor. Investigative discussion by the board with the homeowner. Motion by Stan Wolever to allow the garage door painting technique to remain. Motion Seconded by Darlene Stephenson. All in favor.

**III. Water Usage**

A. Discussion of water usage for pressure washing. Cindy is directed to contact owners requesting that they maintain their roofs and driveways free of mold and mildew .

B. Discussion of a Fining Policy. Matter tabled for next meeting

**IV. Architectural Committee Report**

A. The Committee has reviewed the fence guidelines and submitted a preliminary report. Matter tabled for further information from the Committee.

B. The Committee has obtained wood stain colors and suggests that they be added to the color palette. The Board directed the Committee to prepare their suggestions for a new color palette for adoption by the Board at the next Board meeting. Matter tabled.

**V.. Treasurer's Report:**

A. Bryn Warner, Treasurer. In his absence, Bryn submitted a written report for review and discussion by the Board. Discussion of delinquencies and options for collection. Cindy is directed to send certified letters to homeowners who are delinquent.

B. Discussion of HR1106 in Congress, which addresses bankruptcy judges ability to waive payment by mortgage lenders of the outstanding homeowners association fees in foreclosure matters. Cindy is directed to send the report to Bernie Haberer for placement on the community website.

**VII. Old Business**

A. Street parking at fire hydrants. Discussion of towing. Tabled for next meeting.

B. Cindy is directed to contact the Pinellas County Tree Removal Dept. for information on tree inspections for the entire community.

**VIII. Minutes of the Previous Meeting**

On motion and 2<sup>nd</sup>, the reading of the minutes were waived. Correction to Architectural portion of minutes with respect to application submitted by 3915 Belmoor to reflect requirement by homeowner to submit curb repair information and sidewalk statutes. All in favor.

**IX. Next Board meeting and Adjournment**

Maryann suggested that the Board meet every other month or more frequently so that business matters before Board can be completed in a timely manner. Stan will contact all Directors to check calendars and schedule a meeting. There being no further business, the meeting was adjourned at 8:15pm

Respectfully submitted,  
Cindy Panno, LCAM  
Association Manager