

**Briarwick Homeowners Association, Inc.**  
**Board of Directors Meeting May 4, 2009**

**Minutes**

Location: Lutheran Church of the Resurrection

Present: Board: Stan Wolever, Joe Stephenson, Darlene Stephenson, Bryn Warner and Maryann Carlton  
Homeowners present: Rosalie Bousher, Don and Vikki Murphy, John Duca, Bernie Haberer, Ed and Lynda Kelly, Dawn Warner  
Association Manager: Cindy Panno

**I. Call to Order**

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

**II. Minutes**

On motion by Stan Wolever and second by Bryn Warner waived reading of the March 2009 minutes. Minutes approved with amendment making note of delayed arrival of Director Carlton who did not vote on the architectural motions made prior to that time. All in favor

**III. Architectural Committee Report**

A. The Committee presented a draft amendment to the fence language in the Architectural Guidelines. The Board will review the amendments. The committee stated they have some other things to review/suggest and will forward these updates to the Board when complete. On motion by Stan Wolever and second by Bryn Warner the issue tabled to the next Board of Directors meeting. All in favor.

B. The Committee received an amended application from the owners of 3018 Edgemoor for a fence installation. It was noted that no lot survey was attached. Cindy will send a copy of the plat to the owners. Application will be pending until it is received.

C. Application from Warners of 3972 Belmoor for tree removal. Bryn Warner abstains from decision on this matter. Discussion of tree location and Pinellas County decision that tree is in the common area utility easement, thus the permit request must come from the Association. On motion by Maryann Carlton and second by Darlene Stephenson, Cindy directed to contact Pinellas County tree removal to have tree and others appearing dangerous inspected. All in favor. Bryn Warner abstained.

D. Vikki Murphy has tendered her resignation as a member of the Architectural Review Committee. The Board thanks Vikki for her service on the committee and will appoint a replacement.

**IV. Treasurer's Report:**

A. April financial report not yet available. Bryn Warner reviewed the delinquencies as of May 4, 2009.

**V. Reports by Officers**

A. Discussion of homeowner's offer to plant annuals at entry. On motion brought by Maryann Carlton and second by Bryn Warner to not plant the annuals as there is uncertainty as to the pending financial burden relating to the tree issues in the common areas. All in favor.

B. Discussion of poor condition of shrubs in the entry island. Matter to be referred to RM Master.

C. Ridgemoor Master liaison Bryn Warner presented a report.

1. Kudos to Bernie Haberer for the great website & RM Master has created their own.
2. Coyote updates and water restrictions.
3. Bi-lingual signs added to drain covers.
4. All "junk" flyers should be sent to Dee Dee, Assn. Mgr for the Master
5. Ridgemoor master is successfully collecting delinquent assessments.

**VI. Manager Report**

- A. Cindy Panno presented a report.
- B. A review of the management group contract was conducted. Cindy was asked to clarify the Initial review line item in Exhibit C.

**VII. Architectural violation**

A. Home on Belmoor was painted without prior approval from Association. The homeowner had been sent a letter requesting that he correct the paint color. Homeowner said that he could not afford to repaint his home at that time and made an offer to correct the issue within 5 years. The Board had decided that this offer was not reasonable for the following reasons: The dollar amount he offered to have the Board lien the house was not reasonable in regards to the cost of repainting the house; there was no correction to the paint color for 5 years at the earliest, and legal fees were not included. The Board has offered mediation to resolve the violation. The Homeowner spoke to the matter and stated he made a mistake. Homeowner asked the Board to once again review his offer to paint the home. This offer made outside the pre-suit mediation request. The homeowner refused to go to mediation. Discussion ensued regarding what the Board would consider reasonable. Homeowner seemed amenable to the Board's requirements until a time frame was discussed. Stan Wolever stated that waiting 5 year to have the house repainted was not acceptable, as it would create a precedence in the neighborhood that homeowners do not have to follow the rules. The Board unanimously agreed with Stan. An impass was reached, and the homeowner left the meeting abruptly. Discussion ensued. Motion by Maryann Carlton to offer a final suggestion as a good faith effort by the Association to resolve the matter. The Board wishes to resolve the matter economically while enforcing the Declarations and the Architectural Guidelines. The Board suggests that the homeowner properly submit a color from the pre-approved paint palette for review by the Board and repaint the home himself and/or with friends and neighbors. The Board requires this work be done within the 90-day deadline previously given. Should the homeowner not be willing to resolve the matter then the Board will have no recourse but to move forward with legal action. Motion seconded by Bryn Warner. All in favor.

**VIII. Next Board meeting and Adjournment** Next meeting tentatively set for July 9th, 2009.

Respectfully submitted,  
Cindy Panno, LCAM  
Association Manager