

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

Minutes Approved as amended

Location: Lutheran Church of the Resurrection

Board: Stan Wolever, Joe Stephenson, Bryn Warner and Maryann Carlton. Darlene Stephenson was absent.

Homeowners present: Rosalie Bousher, Vikki Murphy, 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 7:00pm.

II. Minutes

On motion by Stan Wolever and second by Maryann Carlton reading of the May 2009 minutes was waved and the minutes approved as presented. All in favor

III. Treasurer's Report:

A. Bryn Warner reviewed the June financial statement and discussed delinquencies. More delinquent owners are making payments.

IV. Reports by Officers, Committees and Manager

A. President's Report

1. Stan asked the board to consider the issue of tree removal in the easement in front of homes and the need to replant the trees thereby insuring the community retains its tree lined streets. Discussion. Maryann expressed concern about placing a burden on homeowner because of maintenance required. Matter tabled for next meeting.

2. Cindy is directed to contact Dee Dee at RM Master to follow up on the entry shrub replacement request.

3. Street parking is a concern throughout the community and specifically at the entry gate. Cindy is directed to write to the owners in violation and to provide a sample towing policy for board review at the next meeting.

4. Discussion of homeowner landscape and fence maintenance. Cindy is directed to monitor homes with Pinellas County water restrictions in mind

5. Backyard drainage concerns at 3018 Edgemoor and 3932 Belmoor were investigated by 3 independent professionals. A drain cover at 3018 was broken but no flooding reported. Homeowner was asked to replace their drain cover. The drains do not require jetting at this time. Drains at 3932 Edgemoor are in good order.

a. Homeowner at 3155 Edgemoor submitted photographs of high water in the sideyard. The Board will monitor the area and investigate the time it takes for water to dissipate to see if clean out is needed at this time.

6. Homeowners will be instructed to drain pools into the street drains and not into the landscape. This matter will be addressed in the newsletter.

B. Ridgemoor Master liaison Bryn Warner presented a report.

1. Upon resignation of the Treasurer, Bryn accepted the position.

2. Advertisers tossing fliers into community are considered trespassers and Cindy is directed to contact them to cease and desist. Master also contacts advertisers.

3. Ridgemoor master is continuing to be successful in collecting delinquent assessments.

4. Ridgemoor Master has made it a policy to maintain yards on foreclosed properties in all Ridgemoor neighborhoods

C. Manager's Report

1. Management Contract discussed. Motion by Maryann Carlton and 2nd by Bryn Warner to approve the updated management contract. All in favor

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2. Cindy presented a community inspection report.
 - a. Home at 3980 Belmoor continues to be in very poor condition. Homeowner offered mediation and stipulated work would be done so mediation held in abeyance. Work has not begun. With board approval one more offer to mediate will be made.
 - b. Home at 4072 Belmoor will be vacant. Cindy is directed to ask the master to begin maintaining the home.

V. Architectural Guidelines Amendment and Committee Report

- A. Dawn Warner reported that the committee reviewed and approved two applications. Architectural Guidelines update
- B. Dawn Warner and her committee drafted an amendment to the Fence portion of the Architectural Guidelines. Discussion of styles of fences, heights and materials. Motion made by Maryann Carlton to accept the amendments as discussed. Motion 2nd by Bryn Warner. All in favor.
- C. With the approval of the Board the Architectural committee will look for volunteers to fill at least one vacancy on the committee.

VI. Old Business

- A. Bryn Warner suggested that the gate be closed. Discussion of percentage of responders to homeowner opinion poll taken in April 2009. With only 50% responding, it was decided to bring the matter to homeowner vote at the annual meeting of the members.

VII. New Business

Dawn Warner asked the Board to address swings in front yards. Discussion of definition of swings and usage by children and adults as well as safety issues. Discussion of single rope type swings, gliders. Motion by Stan Wolever disallowing rope swings, swing sets, gliders and play structures and equipment in front yards. Motion 2nd by Joe Stephenson. Vote: Stan Wolever and Joe Stephenson vote yes. Bryn Warner *and Maryann* vote no. Further discussion and about swings being installed so that they can be removed when not in use. With no clear majority on the issue, matter tabled for next meeting. The Architectural Committee is directed to propose front yard swing options for the Board to discuss at the next meeting.

VIII. Open Session - Homeowner comments and concerns

Mr. Kelly asked who is responsible for the maintenance of palm trees located in the easement in front of his home. The Board stated that the homeowners are responsible to maintain plantings in the easement.

IX. Next Board meeting and Adjournment Next meeting tentatively set for Sept 14, 2009.

Respectfully submitted,
Cindy Panno, LCAM
Association Manager