



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

Location: Lutheran Church of the Resurrection
Board: Stan Wolever, Joe Stephenson, Lynda Kelly, Chris Hart, Bernie Haberer
Association Manager: Cindy Panno

I. Call to Order

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

II. Minutes

Motion by Bernie Haberer to approve the minutes of the October 2009 meeting. Second to the motion made by Chris Hart. All in favor

III. Election of Officers

Discussion of board positions.

1. Stan Wolever and Chris Hart volunteered to serve as President. It was agreed by all Directors that Chris Hart would be seated as President.
2. Joe Stephenson volunteered to serve as Treasurer and was so nominated by Stan Wolever. With unanimous approval Joe was seated as the Treasurer.
3. Lynda Kelly was nominated to fill the position of Vice President and liaison to the Architectural Control Committee. Approval was unanimous and Lynda Kelly will serve as Vice President.
4. Chris Hart nominated Bernie Haberer as Secretary and was seated in that position.
5. Stan Wolever will fill the Director position.

IV. Financial Report

Joe Stephenson gave a general review of the November 2009 financial statement. He will meet with Chris Hart and Cindy Panno to familiarize himself with the format of the financials as published. Cindy stated that two hard copies of the financials are provided to the board per the contract. One copy each is sent to the President and the Treasurer. Cindy will send a pdf of the financial statements to the other three directors.

V. New Business

- A. Community review and enforcement policy. Upon request of the previous board, Cindy provided a general overview of the community review process. Discussion of uniform enforcement and methods of inspection. Cindy suggested that the board accompany her on a routine review and provide their input on the process. Cindy will continue to submit a written report of the community review to the board.
- B. Architectural Control Committee. Discussion of the Architectural Guidelines and the fence guidelines in particular. Dawn Warner suggested that she submit a draft of the proposed amendments and additions to the board for their review and decision at the next board meeting.
- C. Stan Wolever suggested the board begin the process of incorporating Florida Friendly Landscape guidelines into the Architectural Guidelines. Discussion. Dawn Warner stated that the Architectural Control Committee would begin discussing the matter and Cindy was asked to provide the board and ACC with materials and information
- D. Board of Director meeting schedule. Discussion of Declarations and amount of business expected to be conducted at board meetings. Chris Hart will review the Declarations and advise the board on the proposed schedule.

VI. Adjournment On motion by Chris Hart and seconded by Joe Stephenson, meeting adjourned at 8:45pm

Respectfully submitted,
Cindy Panno, LCAM
Association Manager