



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting April 22, 2010**

Minutes

Location: Lutheran Church of the Resurrection

Board of Directors present: Lynda Kelly, Bernie Haberer, Joe Stephenson and Stan Wolever. Chris Hart was absent.

Architectural Review Committee present: Rosalie Bousher, Lee Konadaris, Dawn Warner

Homeowner/s present: Ed Kelly, Don and Vicki Murphy

Association Manager: Cindy Panno represented The Property Group

I. Call to Order

The meeting was called to order by Lynda Kelly at 7:05pm. A quorum of the board was attained.

II. Minutes

ON MOTION: Duly made by Bernie Haberer, seconded by Joe Stephenson and unanimously carried.

RESOLVE: Board waived reading of the minutes of the March 2010 meeting and approved them as submitted.

III. Treasurer's Report

Joe Stephenson reviewed the March 2010 financial report. Review of cash on hand and discussion on moving cash to CD's.

ON MOTION: Duly made by Joe Stephenson with a second by Stan Wolever and unanimously carried

RESOLVE: CD rates are too low to move the cash into CD's at this time.

IV. Officers and Committee Reports

A. Architectural Control Committee

1. 3916 Belmoor Dr. No response received from Homeowners regarding the Association's request to repair/remove Saltillo tile driveway.

ON MOTION: Duly made by Stan Wolever with a second by Lynda Kelly and unanimously carried

RESOLVE: Matter will be tabled to next meeting so that the vote of the full board of directors can be obtained.

2. 4003 Belmoor Dr. Homeowner submitted request for installation of a sump pump in the rear yard and the installation of approx. 6 loads of topsoil. Landscape upgrades were included on the submission. Discussion of project with homeowner and Board of Directors. The homeowners were advised that the project did not provide enough information for the ACC to be able to come to a decision. The application was denied pending receipt of additional information on permits and a site plan showing the location of the proposed project.
3. 3167 Edgemoor. Homeowner submitted an application for a new mailbox and post. Project was approved as submitted.
4. Florida Friendly Landscape Guidelines Report. Committee is continuing to work on this project. Tabled for next Board Meeting.

- B. Liaison to Ridgemoor Master Assn.** Bernie gave an update on the Ridgemoor Master Board projects including their decision not to provide upgrades to the sub-association entrances until late in 2010.

V. Manager's Report

A. Cindy presented her written report for Board Review.

1. Entry Curb replacement.

ON MOTION: Duly made by Stan Wolever with a 2nd by Joe Stephenson and unanimously carried

RESOLVED: Matter tabled to next meeting for a vote of the full board of directors.

2. Community Review. Lynda Kelly asked for a discussion of instructions to Assn. Manager to refrain from sending letters to homeowners based on the report.

ON MOTION: Duly made by Stan Wolever with a 2nd by Lynda Kelly and unanimously carried

RESOLVED: Specific direction to the Assn. Manager by the Directors to be done at a Board of Directors meeting.

V. Manager's Report Continued

3. Insurance. Request for quotes for the D&O insurance were sent out as requested. Not all quotes were returned in time for review of their proposals. Some insurance agencies quoted the D&O as part of the Commercial Policy. Premium for the existing coverage is due now.
ON MOTION: Duly made by Joe Stephenson with a 2nd by Stan Wolever and unanimously carried
RESOLVED: The premium for the existing insurance will be paid with the understanding that the quotes will be reviewed on their merit for reduction in costs with same coverage.

VI. Old Business

- A. Website. Bernie Haberer advised the Board about updates to the website that include a privacy policy as well as a request to Homeowners for their email addresses for the purpose of providing better communication.

VII. New Business

- A. None

VIII. Adjournment There being no further business to come before the board, it was

ON MOTION: Duly made by Lynda Kelly and 2nd by Stan Wolever to adjourn.

RESOLVE: Meeting adjourned at 8:20pm. Next meeting: May 20 at 7pm, Lutheran Church Community Room.

Respectfully submitted,
Cindy Panno, LCAM
Association Manager