



**Briarwick Homeowners Association, Inc.  
Board of Directors Meeting May 20, 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, and Dawn Warner

Homeowner/s present: Ed Kelly

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 Stan Wolever, seconded by Joe Stephen and unanimously carried.

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

**III. Treasurer's Report**

Joe Stephen reviewed the April 2010 financial report. Discussion of cash and status of reserves. Cindy is directed to contact the two homeowners that have over paid their assessment and ask them if they would like a refund.

At the request of the Board, the Property Group will no longer mail hard copies of the financial statements. The statements will be sent to the Board in PDF format.

**IV. Officers and Committee Reports**

A. Architectural Control Committee. The committee will meet approximately two weeks prior to Board of Director meetings and are noticing their meetings.

B. Liaison to Ridgemoor Master Assn. Bernie gave a report on the Ridgemoor Master Board Meeting. Cindy is directed to contact Dee Dee Rodriguez to clarify the Master Board's intent with regard to maintaining sub-Association entry landscaping inside the gates. Clarification is sought regarding existing irrigation, plant replacement and timing of landscape work if the Master is going to continue to maintain the medians.

**V. Manager's Report**

A. Cindy presented her written report for Board Review.

1. Community Review. Cindy is directed to send maintenance friendly reminders to homeowners.

2. On MOTION: Duly made by Bernie Haberer, seconded by Joe Stephenson and unanimously carried  
RESOLVED: Owner of home with a broken orange tile driveway is to be contacted in writing requiring that the tile be removed and the driveway brought into good condition. Legal Mediation to follow.

3. Entry Curb replacement.

ON MOTION: Duly made by Stan Wolever, seconded by Lynda Kelly and unanimously carried  
RESOLVED: curb replacement by Dol-Fan Construction is approved.

4. Cindy is directed to contact Rocky of Palm Harbor Nursery and James of Hunter's Landscaping for proposals on entry median landscape options in the event the Association takes over it maintenance .

5. Cindy is directed to have the trees trimmed in the island at the back of the community and to have the street sign posts repainted.

6. Insurance. Cindy will continue to investigate rates and report back to the board as soon as possible.

**VI. New Business**

A. None

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

ON MOTION: Duly made by Lynda Kelly and seconded by Bernie Haberer to adjourn.

RESOLVE: Meeting adjourned at 8:15pm. Next meeting: June 16 at 7p Lutheran Church Youth Room.

Respectfully submitted,  
Cindy Panno, LCAM  
Association Manager