



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: August 19, 2010**

Minutes

Location: Lutheran Church of the Resurrection
Board of Directors present: Lynda Kelly, Bernie Haberer, Joe Stephenson and Stan Wolever. (Chris Hart absent)
Architectural Review Committee present: Rosalie Bousher,
Homeowner/s present: Ed Kelly, Karin Johnson
Association Manager: Cindy Panno was not present

I. Call to Order

The meeting was called to order by Bernie Haberer at 7:03pm. A quorum of the board was attained.

II. Minutes

Minutes of the July 22, 2010 Board of Directors meeting were reviewed

Discussion: Clarification of guidelines regarding pavers, etc for lanais

ON MOTION: Duly made by Lynda Kelly, seconded by Stan Wolever and unanimously carried.

RESOLVED: Board approved the July 2010 minutes as submitted.

III. Officer and Committee Reports

A. Treasurer's Report

Joe Stephenson reviewed the July 2010 financial report. Discussion of delinquencies, expenses and planning for the 2011 Budget. Cindy to provide documentation of additional landscaping expense of \$275.

B. Architectural Control Committee.

1. Rosalie requested clarification on old approval of propane tank. Board agreed that since there was no specific expiration date, approval was still valid.
2. Application for removal of driveway tile – replacement with pavers. ACC to request drawing showing where pavers will be placed.
3. Application for front fencing/gates by Murphys and Boushers – sample of material provided
4. Discussion by Board regarding limiting approvals for a specific time.
ON MOTION: Duly made by Stan Wolever, seconded by Bernie Haberer and unanimously carried.
RESOLVED: ACC Approvals shall be valid for 6 months from date of approval.
5. Discussion on possibility to recover attorney's fees if enforcement action is initiated, but then stopped due to homeowner's compliance. Board / Cindy to investigate options.
6. Discussion: OUTSIDE STORAGE. Consensus to draft wording on amendment to allow up to 2 "portable" storage units, made of vinyl or plastic material only (no wood or metal units), to be placed behind a fence and not be visible from any street. Language stating that unit should be emptied and removed during potential tropical storm events to be included. Bernie to draft document, send to board for review and present at the September meeting.

C. Liaison to Ridgemoor Master Assn. Bernie presented a written report.

1. RMHOA approved our request for reimbursement of ½ (up to \$770) for the entryway landscaping with the following conditions:
 - I. AquaPro to install changes to irrigation system
 - II. Briarwick to be responsible for maintaining this area, including plant replacement as needed.
Note: RMHOA will have the area mulched as needed to maintain consistency throughout the association, and will invoice Briarwick HOA for mulching.
 - III. Briarwick to supervise the project
 - IV. RMHOA will provide water and maintain the irrigation system
2. Pam Timm has resigned from the Master Board, and a replacement is being sought to hopefully be seated at the August 31, 2010 meeting for the remainder of her term through 2011.

- D. Briarwick entryway landscape plan. Review and discussion of plan from Palm Harbor Nursery
Selection of Crepe Myrtle trees to be "deep purple". Project to proceed pending quote from Aqua Pro.

ON MOTION: Duly made by Stan Wolever, seconded by Lynda Kelley and unanimously carried.

RESOLVED: Project awarded to Palm Harbor Nursery with stipulation that Crepe Myrtle trees to be deep purple, and the east end, as well as the west end around the gate control box be reserved for the planting of annuals by the Community.

IV. Manager's Report

- A. Community Review discussed. Cindy's request for approval to send three "final" letters approved.
B. Stan brought attention to the board that 2 window type A/C units are installed in 2 separate home's garages. Cindy to send letters explaining options. Bernie to provide board with literature on single room A/C unit options.

V. Old Business

- A. Homeowner with the degraded tile driveway has submitted ACC request for pavers.

VI. New Business

- A. Drainage problem at 3155 Edgemoor. Karin presented detailed explanation of original documents and plans of the drainage system, versus what her investigation has found to have actually been installed. Bernie Cindy and Stan reviewed this area personally and provided pictures of the drain that is again accumulating debris. However, it was determined that the cause of the problem is that the collection of water is from the four homes surrounding this lot, and the smaller drain is not functioning properly. Karin stated that she is going to have the drain inspected. Stan to coordinate with Karin, so that he can also be present.

ON MOTION: Duly made by Stan Wolever, seconded by Joe Stephenson and unanimously carried.

RESOLVED: Authorize up to \$600 to have drain jetted. Dig out to inspect drainage pipes to verify they are present, as well as how they are constructed. Stan to supervise the work and report back with his findings.

Suggestion that Briarwick would pay to have a drainage pipe installed from the Cypress Tree field, under the sidewalk and cut into the curb to remove excess water.

- B. Bernie presented proposed contract for continuation of WebSite domain and hosting for a period of 2 years by BH Enterprises of East Lake, Inc. Contract to be reviewed and finalized at next meeting. The only cost to Briarwick HOA will be the domain registration and site hosting. On-going maintenance to be provided at no charge.

VII. Homeowner Questions and Comments

- A. Homeowner questioned as to the reason of the President's absence.

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

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

RESOLVE: Meeting adjourned at 8:50pm. Next meeting scheduled for Sep. 23, 2010 at 7p Lutheran Church.

Respectfully submitted,
Bernie Haberer
Secretary