



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: September 23, 2010**

Minutes

Location: Lutheran Church of the Resurrection

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

Architectural Review Committee present: Dawn Warner

Homeowner/s present: Ed Kelly, Karin Johnson and Maryann Carlton

Association Manager: Cindy Panno represented The Property Group

I. Call to Order

The meeting was called to order by Lynda Kelly at 7:02pm. A quorum of the board was attained.

II. Minutes

Minutes of the August 19, 2010 Board of Directors meeting were reviewed

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

RESOLVED: Board approved the August 2010 minutes as submitted.

III. Officer and Committee Reports

A. Treasurer's Report

Joe Stephenson reviewed the August 2010 financial report. Discussion of delinquencies and collection foreclosure options. Current delinquencies total \$1558.92. Association attorney handling collections and payment plans.

B. Discussion of the Draft 2011 Budget. The Board reviewed each line item.

1. Management Contract is currently based on 6 meetings per year with a 3% increase.
2. Office Expenses increased due new Fl. Statute requiring 2 mailings for secret ballot voting process.
3. Consultations and Bad Debt lines increased in anticipation of legal, engineering expenses and uncollected assessments respectively.
4. Landscape contract slightly increased to include the entry landscaping and funds for annuals at the entryway was also increased slightly.
5. Website contract is approved for 2 years (at \$150)
6. ON MOTION: Duly made by Bernie Haberer, seconded by Lynda Kelly and unanimously carried.
RESOLVED: No increase in assessments is required and the 2011 Budget is approved.

B. Architectural Control Committee.

1. Modification submitted by Owners at 3018 Edgemoor to repaint the exterior of their home is approved

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

1. Bernie Haberer presented a written report - attached.

IV. Manager's Report

A. Cindy Panno presented a written report - attached.

V. Old Business

A. Drainage concerns at 3155 Edgemoor. Discussion. Per homeowner, she was advised that Ridgemoor Master would investigate and make the necessary repairs. Cindy is directed to contact Dee Dee Rodriguez to confirm the Master's intent to complete the work in a timely manner and to confirm the quoted statement by the Master Board that the individual homeowner yard drains are also the responsibility of the Master Assn.

B. Portable Storage Units. Bernie Haberer presented the Board with amended language to the Architectural Guidelines. Amendment would permit portable storage units in fenced back yards only. They shall not be visible from any street, must be commercially available and constructed of durable plastic or resin. Wood and metal units are not permitted. Additionally, units cannot exceed 60 inches in height and are to be emptied and removed during hurricanes so as to avoid damage to property from flying objects. Homeowners having such units assume all responsibility for injury or damage caused in the event of non-compliance. No other storage is permitted, which includes cupboards, storage receptacles, ladders, wheelbarrows, yard maintenance equipment, bicycles and children's toys.

ON MOTION: Duly made by Bernie Haberer and seconded by Stan Wolever and unanimously carried

RESOLVED: The amendment to the Architectural Guidelines permitting portable storage units is approved.

VI. New Business

A. Alternatives to using Window Air Conditioners. Matter Tabled.

VII. Homeowner Questions and Comments

None

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 8:35pm. Annual Meeting October 19, 2010, 7pm Lutheran Church.

Respectfully submitted,
Cindy Panno, Assn. Mgr.