



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: November 18, 2010**

Minutes

Location: Lutheran Church of the Resurrection

Board of Directors present: Stan Wolever, Bernie Haberer, Lynda Kelley, Joe Stephenson and Patty Barbosa

Architectural Review Committee present: Dawn Warner and Rosalie Boucher

Homeowner/s present: Karin Johnson

Association Manager: Cindy Panno represented The Property Group

I. Call to Order

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

II. Minutes

Disposition of the September 23, 2010 Board of Directors meeting minutes tabled.

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

RESOLVED: Board approved the October 19, 2010 Organizational meeting minutes as submitted.

III. Officer and Committee Reports

A. Certificate of Appreciate to be presented to Chris Hart.

B. Treasurer's Report. Joe presented a review of the October 31, 2010 financial statement.

C. Architectural Control Committee.

1. 3078 Edgemoor - Replacement siding approved

2. 3155 Edgemoor - Landscape upgrades and sump pump install approved

3. Discussion of project follow up by the ACC. Cindy is directed to submit a draft ACC form to include a completion statement to be signed by the homeowner for review by the ACC and Board.

D. Liaison to Ridgemoor Master Assn. Bernie Haberer reported that Tri Morocco is the new property manager.

E. Website. Bernie Haberer reported on planned updates to include a private area accessible by login only for the homeowners.

F. Management Contract. Contract includes 6 meetings per year. It was agreed that the contract with Property Group of Central Florida will continue for 2011. Next meeting will be January 18, 2011 and it was tentatively agreed that meetings would be the 3rd Tuesday of the month.

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

RESOLVED: A committee is to be formed to consider options for management companies prior to the approval of the 2012 Budget.

IV. Manager's Report

A. Cindy Panno presented a written report.

B. Discussion of legal fees resulting from document enforcement. Tabled for next meeting

C. Cindy is directed to provide copies of enforcement letters at the meetings rather than a report.

V. Old Business

A. Discussion of enforcement of play equipment in front yard. Tabled for January meeting.

VI. New Business

A. Gate remotes. Discussion of maintaining extra openers at The Property Group

B. Street signs. The Board will consider upgrading street sign lettering to coincide with the Master Assn. sign project. Tabled

C. Tree Trimming. Notice of common area tree trimming should be given to homeowners who may wish to avail themselves of tree trimming services. 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. Next meeting: Tuesday, Jan. 18, 2011

Respectfully submitted,
Cindy Panno, Assn. Mgr.