



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: February 15, 2011**

Minutes

Location: Lutheran Church of the Resurrection
Board of Directors present: Stan Wolever, Lynda Kelly; Bernie Haberer, Joe Stephenson and Patty Barbosa
Architectural Review Committee present: none
Homeowners present: Ed Kelly, Don Murphy, Karin Johnson
Association Manager: none

- I. Call to Order
Meeting called to order by Wolever at 7:00 pm. A quorum of the board was attained.

- II. Old Business
 - a. Sidewalk repairs

Motion by Wolever to accept Dol-Fan bid of \$8,255.00, provided that work is split into two jobs, with the first job to be begun as soon as possible. Authorize initial payment of \$2,752, with balance to be paid upon completion of each job. Seconded by Haberer. All in favor.

Discussion to send affected homeowners letters as needed, and to post Dol-Fan's contact info on the website.

- b. Drainage Repair
Matter tabled until management is resolved. Homeowner presented findings pertaining to information she received from County Engineer and will forward his contact info.

- III. New Business

- a. Property Managers communication
Discussion about the events occurring during and since a meeting between Wolever, Haberer and the manager.
- b. Management Search Committee
Board will work as a whole, instead of forming a separate committee. Review proposed RFQ document and list of potential managers prepared by Haberer.

Motion by Haberer to proceed with RFQ for management bids as amended. Seconded by Wolever. All in favor.

Discussion regarding collections: need to review collections policy and consider employing other counsel for such services.

Motion by Wolever to accept adding a 30 day out clause without cause, as per Mr. Slement's communication, to the current Management Contract before signing. Seconded by Stephenson. All in favor.

- c. Next meeting date set to February 24th. Bernie to secure meeting room.
- d. ACC Liaison Kelly presented a homeowner request for tree removal due to lightning strike. ACC was not able to achieve a quorum in a timely matter, and therefore requested the board to review.

Application approved – pending proper permitting from Pinellas County. Signed by Kelly and Haberer.

- IV. Manager's Report

- a. Review February community review report.

Motion by Haberer to table enforcement until new manager is selected. Seconded by Stephenson. All in favor.

- V. Homeowner Questions and Comments Entertained

- VI. Adjournment

Motion by Wolever to adjourn at 7:58 PM. Seconded by Kelly. All in favor.

Respectfully submitted,

Bernie Haberer, Secretary.

Approved: Briarwick Board of Directors. 4/19/2011 (date)