



**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: March 19, 2013**

Minutes

Location: Lutheran Church of the Resurrection
Board of Directors present: Wolever, Kelly, Haberer, Barbosa, Lueck.
Architectural Review Committee present: Konidaris
Association Manager: Mary Fritzier representing Leland management
Homeowners: Several homeowners present

I. Call to Order

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

II. Minutes of Prior Board Meetings

Prior meeting minutes

Motion by Haberer to approve minutes as presented for meeting of January 15, 2013. Seconded by Lueck. All in favor – motion carried.

III. Officers and Committee Reports

- a. **Treasurer Report:** Lueck presented a review of the Feb. 2013 financial statement.
- b. **ACC Report:** No new applications received.

IV. Manager's Report

- a. **Community Review:** Manager reviewed current activities and violations that are being monitored for compliance. Discussion regarding renewed emphasis on cleaning / trimming etc...

V. Old Business

- a. **Foreclosure Update:** Haberer presented a review of collections report activities and account statuses. One homeowner requested a payment plan which was accepted by the board. Four delinquent accounts (see AR report) will be referred to the attorney for collections per our collection policy
- b. **Request for payment plan received through attorney's office: (see lien status report)**

Motion by Wolever to accept plan as requested with the stipulation that payments be made by certified check, first payment to be made before April 1. If subsequent payments are not made, foreclosure will proceed. Seconded by Lueck. Vote: 4 in favor, Haberer opposed. Motion carried.

c. Landscape Update:

Motion by Kelly to remove existing plants from inside entryway and replant in center island at \$12.50 ea. Replace with Blue Pacific Juniper not to exceed \$500. Add mulch as needed. Seconded by Wolever. All in favor – motion carried. Request sketch of proposed plant placement.

- d. **Roadway Maintenance:** Project has started.
- e. **Documents Review/Update**
Each board member to review a section of the documents and come up with items to be updated. Requested changes to be ready for Annual meeting. At minimum, documents will need to be updated to standardize with current FL. Statutes.

VI. New Business

a. Authorized Signatories at CD1 Bank

Motion by Haberer to ratify action taken via email to authorize signatories to be Wolever, Lueck and Haberer. Seconded by Wolever. All in favor – motion carried.

b. Renewal of CD's

Motion by Haberer to renew 2 expiring CDs. Seconded by Kelly. All in favor – motion carried.

- c. **Review of Collections Policy:** Discussion regarding clarifying procedure for 2014 assessments.
- d. **Next Meeting Date:** May 21, 2013
- e. **Parking Violations:** Master is reviewing issuing violation notices



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at RIDGEMOOR

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VII. Homeowner Questions and Comments

VIII. Adjournment 8:07 PM

Respectfully submitted,

Bernie Haberer, Secretary.

Approved: Briarwick Board of Directors

May 21, 2013
