



Minutes

Location: Lutheran Church of the Resurrection
Board of Directors present: Wolever, Kelly, Haberer, Barbosa, Lueck.
Architectural Review Committee present: none
Association Manager: Mary Fritzier representing Leland management
Homeowners: One homeowner 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 Kelly to approve minutes as presented for meeting of January 15, 2013. Seconded by Haberer. All in favor – motion carried.

III. Officers and Committee Reports

- a. **Treasurer Report:** Lueck presented a review of the April 2013 financial statement.
- b. **ACC Report:** Kelly reports 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 new fence, tree trimming, pressure washing, etc...

V. Old Business

- a. **Foreclosure Update:** Haberer presented a review of collections report activities and account statuses. One Homeowner is making payments. Haberer to contact attorney office for clarification, and send update to board when received.
- b. **Landscape Update:** No further landscaping contemplated at this time.
- c. **Documents Review/Update**
Haberer presented copy of current Declaration and CCR's with comments for review. Each board member to review and make suggestions on changes/updates. Haberer suggested to add the "Kaufman language" that will automatically update our documents to reflect changes in Florida Statutes (Chapter 720).

VI. New Business

a. **Receivables**

Motion by Lueck to add policy allowing the write-off of receivables of less than \$10 if not collected within 90 days. Seconded by Kelly. Lueck, Kelly in favor. Wolever, Haberer against. Barbosa undecided. Motion tabled until July meeting. Collection policy to be reviewed.

Motion by Haberer that no late letters be sent to accounts at this time. Seconded by Barbosa. All in favor – motion carried.

b. **Tree Trimming**

Motion by Wolever to have common area trees trimmed as needed, cost not to exceed last year's expense. Seconded by Haberer. All in favor – motion carried

c. **Sidewalk Repair**

Motion by Wolever to have trip hazard repaired ASAP by World Class Maintenance at 3158 Edgemoor Dr. Manager to ask for pricing and present to board prior to issuing work order. Seconded by Haberer. All in favor – motion carried.

Manager to inform affected homeowner that work is to be done.

d. **Next Meeting Date:** July 16. 2013



BRIARWICK
at RIDGEMOOR

**Briarwick Homeowners Association, Inc.
Board of Directors Meeting: May 21, 2013**

VII. Homeowner Questions and Comments

VIII. Adjournment 8:21 PM

Respectfully submitted,

Bernie Haberer, Secretary.

Approved: Briarwick Board of Directors

July 16, 2013
