



BRIARWOOD MESSENGER Dec. 22, 2014

President's Message: The end of 2014 is upon us and it's time to start looking forward to a new year. March, in particular, will be an important time for the Briarwood community. We have a few Board members whose terms will be expiring, and new people with fresh ideas will be sought. Are you interested in serving? We'd love to have you attend the January meeting so you can get an overview of what's involved prior to election time at the March annual meeting. Hope to see you there!

-Jason Miller, President

Editor's Note: I apologize that it's been nearly 3 months since the last Messenger. However, the Briarwood Board of Directors has not been sitting idle. Many of you have never been to a Board meeting. Many more have never met your fellow neighbors that serve, without compensation, on that Board. However, you should know that they do a lot more than show up for a meeting once a month. So, I hope you take the time to find out who they are and then thank them for their service to our community. After you read what has been accomplished and attended to in the last few months, ask yourself who would take care of all those things if we didn't have a Board of Directors. I doubt it would be a community you or anyone else would want to live in. It is our responsibility, as homeowners, to keep it clean, safe, and maintained. The request is also being made for a volunteer to take over the job of "editor in chief" for the newsletter. It's been almost 2 years for me, and that is long enough for any volunteer position, especially when we have so many to choose from in this community.

Reports: Mike Meehan has reported a positive progress with the new apartment complex being constructed on our north boundary. He relayed that the vacation of easement for the dead end street leading into that property should require less burden on the Association, as well as less money to acquire.

Board Member, Betsy Hawkins, thanked everyone that participated in the Annual Garage Sale on Nov. 1. A big thank you also goes out to all who have spent their time, talent and treasure to decorate their properties for the holidays. It definitely makes for a festive

atmosphere in the community. A reminder to all residents that now, with such enjoyable weather, is a great time to attend to any yard clean-up or pressure washing that may need to be done.

You may have noticed that several residents have been actively improving their property appearance. A total of 14 Architectural Review Committee (ARC) requests have been applied for and approved in the last 3 months. They include 9 exterior paintings, 2 new roofs, new gutters and two driveways to be widened. The Board works hard to make this a quick process and still guarantee an attractive community.

Board Member, Misty Pike, reported that the west boundary gate was found open. Please be observant of anything that is out of place and contact a member or our management company.

Board Member, Doug Dillon, questioned who was responsible for the trash removal around the common areas, especially the pools. It was determined that TruScapes, as our contracted landscaper, should be doing so twice a month. Doug also stated that our faithful Pool Patrol reported the need for a plumber to repair the men's restroom sink, and Galaxy Pools was called out when the pool was found overflowing. Doug requested more volunteers for the Pool Patrol, which consists of taking one night a week, after the 10 PM closing of the pools, to make an inspection. Contact Doug at Mybriarwood@hotmail.com if you are interested.

Financial Statement: As of Nov. 30th, 2014, our Checking Account held \$109,921, plus \$50,172 in our Money Market Account and \$56,962 in CD's. In addition, we're holding \$49,776 in our Reserve Fund for Total Assets of \$266,831.

Betsy Hawkins, as Treasurer, reported that the Finance Committee met to develop the 2015 Proposed Budget which was mailed to all residents. It was decided to take the funds needed for the south boundary landscaping project from our Money Market Account,

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which exists out of a surplus from the maintenance fees of previous years. Therefore, the Proposed Budget allowed us all to remain at the same maintenance fee for another year. The 2015 Budget was approved by the Board at the Dec. 9th meeting.

The legal office of Najmy Thompson asked the Board to make a decision on pursuing an Association Foreclosure on 3 Briarwood properties. The Board chose to hold this option in reserve for now. At this time, there are 7 properties waiting on foreclosure or bankruptcy that account for \$30,000.00 in unpaid Maintenance Fees.

BIDS AND APPROVALS: Seal & Restripe Large Pool Parking Lot - 4 bids were obtained. The Board accepted the bid by Asphalt Repairs which included making small repairs, resealing, restriping with a handicap parking space and a 5-year warranty.

Lighting at Both Pools - 3 bids were obtained. The Board accepted the bid by Sandrey Electrical which included replacing the two existing lights at the large pool, adding an additional light facing the tennis courts, and a light facing the parking lot at the small pool.

Pool Doors - 3 bids were obtained. The Board accepted the bid by Gale Force Windows, which included replacing all the pool doors with new fiberglass doors. The auto door closers will also be replaced. It was decided to keep the same green color for the doors.

Power Washing Small Pool Parking Lot and 33rd St. Walls - 4 bids were obtained. The Board accepted the bid by Southwest Services which included the east boundary walls, the north wall, and the shower wall at the big pool, in addition to the small pool parking lot.

Dead Tree Removal - 4 bids were obtained. The Board accepted the bid by Branch Brothers for the removal of two trees permitted by the County for removal; one behind the lake off of 57th Dr. E. and another at the front entrance of the south boundary. County code requires replacement of those trees. The Board voted to obtain these trees from Blue Skies Tree Farm.

Insurance Renewal - 4 quotes were obtained for liability insurance. The Board voted to change our

policy to Robbins Insurance, giving us an increase in coverage and also one that is backed by the state of FL.

South Boundary Landscaping - President, Jason Miller, stresses the understanding that the completion of this project will be an expensive and multi-step process. Whether we like it or not, the site plan mandate cannot be changed. Only in working with the County on an ongoing basis, have we not already been fined for non-compliance. The first step was the removal of the Brazilian Pepper trees, which are highly invasive.

The Board obtained 4 bids from: TruScapes, Manatee Horticulture & Landscape, Branch Brothers and Austin Outdoor. The Board voted to accept the Branch Brothers proposal for complete removal of the trees. The existing irrigation system will need to be repaired. Last, but not least in cost, the Board will proceed with choosing new plants from the approved County lists of trees and shrubs.

New Residents: Please welcome Pastor Charles & Cynthia Rogers, 5710 31st Ct. E., to the neighborhood.

Next Monthly Meeting: will be Tuesday, Jan. 13th, 2014, at 7:30 PM at The Worship Place, 5535 33rd St. E. All residents are encouraged to come.

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