

Editor's Note: It's been 5 long months since our last Briarwood newsletter and it looks like it's me or nothing as your editor. So for now you will continue receiving the Messenger on a quarterly basis. For those of you with internet access, I would highly recommend going to BriarwoodFL.com to view our fantastic website. Not only can you read the newsletter, the monthly Board minutes and financial statements, you can send messages to any Board member, our management company, the webmaster, or this editor. You can file an Incident Report, submit an Architectural Review Committee request, make a Compliance Complaint, and even advertise your business.

A lot has taken place since we left off in December. First of all, as of March 25th, we have a new Board of Directors giving their time voluntarily to maintain this community on a day to day basis as well as directing us as we plan for our future needs and responsibilities. For the 69 that were either in attendance or voted by proxy at our annual meeting, thank you for your participation. Unfortunately, that percentage of our 355 homeowners did not produce the needed quorum. Therefore, our one remaining Board member, Doug Dillon, led the nominations of 4 additional members needed to form a required Board of Directors. Let's give a big thanks to Elizabeth Hawkins and Misty Pike for agreeing to give us one more year of service. Allow me to introduce our two new Board Members: President, John Pardi and Director at Large, Jeff Philips.

President's Message: I would like to take this opportunity to introduce myself as the new president of the Briarwood HOA. I have owned my home in Briarwood going on eleven years now, and am presently renting the property due to our family growth. My wife and I are hoping to move back once we are empty nested as we love the neighborhood and our home. For those of you who don't know me, I am a graduate of Massachusetts Maritime Academy and spent many years working on all types of vessels, from supertankers to private yachts. Since I moved to Florida I have been working in sales and service for the same family in numerous

companies they own.

My reason for joining this Board is the neighborhood has really been improving the last 5 years and I felt it was my responsibility to help continue this progress. After sitting in on the last two Board meetings, I feel my priority is going to be in the revision of our documents and the renewal of our HOA certification paperwork. At this time we have three years to complete our recertification so I believe it's an excellent time to also revise our documents to reflect the changes that have taken place in the legislation of Florida HOA's. In order to complete this project, I will really need the support of the entire community as we will have to meet our quorum requirements to change the documents. If we don't complete this recertification, the HOA will be dissolved and chaos could follow. I look forward to working with all of our residents to continue the great progress the Board has accomplished.

-John Pardi

Jeff Phillips and his wife Kayla moved to Briarwood in 2012. Jeff is a firefighter/EMT with West Manatee Fire and Rescue. He is also a team member of the Manatee County Hazmat team, Urban Search and Rescue team, and a Fire Academy instructor at Manatee Technical College. Jeff has also served as Vice-President and Secretary for the West Manatee Firefighters Association.

Welcome and Thanks: We welcome these two new volunteer members. By taking on their positions, these men will be required to attend a 3 hour Board Certification class within 90 days of their election according to FL Statutes.

Along with the welcomes comes a gracious thanks to exiting Board members and former presidents, Deborah Whitaker and Jason Miller. We cannot fathom the hours both have spent in meetings, on the phone, or physically giving of themselves for the betterment of our community. Although they deserve a much-needed rest, Jason has agreed to continue as webmaster of our website that he created, and also transition my words into an attractive newsletter for the community.

BRIARWOOD MESSENGER June 1, 2015

Financial Statement: As of April 30th, 2015 our Checking Account held \$127,252 plus \$50,228 in our Money Market Account and \$43,415 in CD's. In addition, we're holding \$51,944 in our Reserve Fund for Total Assets of \$272,839.

Thank you to our new Finance Committee, formed in October, for the development of our 2015 Budget and for another year of no increase in our HOA fees. This not only comes from good management of contract bids and diligence against unpaid fees; but from new ideas for savings in the future. Any resident may request a copy of the financial statements when signing in at a Board meeting or by calling or emailing any Board member or our management company.

South Boundary Completed: After much time and effort, you can be proud of the looks of our southern boundary line. The invasive Brazilian Pepper trees have been removed, the existing irrigation system is operational, and the new planting of 300 county approved trees and shrubs has been completed; all at a total cost of \$27,800.

New mulch has also been added for a great look. If you don't live on this boundary you might think that is a waste of your money, but living here means living in accordance to the laws of this county. Let's be thankful that we had the reserves to pay for it and the right people to make it happen. Let's also hope that we move forward managing little problems before they become bigger problems.

New landscaping has also been added to the 33rd St. south gate to replace those that had died. Residents are welcome to enter through the gate and walk along the boundary to see what a few people have spent nearly a year working on.

Architectural Review Requests: There are many ongoing facelifts by homeowners within our community. The Board spends time at each monthly meeting going over the ARC requests for new exterior paint colors, gutters

and downspouts, landscape changes (including tree removals, adding fences or brick pavers), replacement of windows, doors and roofs, and screened additions. If we had several owners with a construction background willing to serve on this committee it would save the Board the time spent on these each month. Contact any Board member if you are willing. **Remember:** Many of these changes require County permits as well.

New Landscape Contract: After experiencing some difficulties with TruScapes over contracted details within the last year, the Board made the decision in January to obtain bids to replace them.

Thanks to Doug and Tammy Dillon, a thorough scope of work has now been written for our Association to use in obtaining these and future bids.

A new Landscape Committee—formed by Elizabeth Hawkins and Richard Newby—narrowed the five quotes down to two lead candidates for the Board to consider. Both Oakley Landscape and Austin Outdoor Landscaping were interviewed. Austin Outdoor was chosen and a contract began on March 1st. They will also be making any irrigation repairs that need to be made.

Community Maintenance Completed: Branch Brothers was contracted to remove the dead pine tree and trim branches hanging over the roof at 2915 57th Ave. E. They also trimmed the limbs on the trees hanging over 57th Ave. E. to allow for a 14ft. clearance.

The Board contracted TGW Engineering, Inc. to perform a required inspection on our Phase 3 storm water management system for certification to SWFWMD. The system was found to be in satisfactory condition.

Bids are being obtained by our management company to: pressure wash the pavers at the large pool, per installer's recommendation; reseal the tennis courts; and contract our lake maintenance.

Pools in the News: The Board obtained bids for cleaning quotes in February. Out of the three that were submitted, the Board voted to accept the bid for \$400.00 monthly from Cleaning Butlers, asking for a separate bill for supplies. They are responsible for cleaning the pool deck and the bathrooms.

You may or may not have noticed that the **Pool Hours** have changed to **Dawn to Dusk**. All access FOBS have been adjusted accordingly. This was not a decision by our Board, it was mandated by a Manatee County ordinance that would close our pools completely if we did not comply. Contact a Board member if you have any questions concerning these changes.

It has been reported that the gate at the small pool was left propped open for a period of time. These gates are not to be left open for any purpose for reasons of safety and liability. Residents are asked to police these actions and report them to the Board. The FOB system will be able to detect the last person who opened the gate at that time, and **pool privileges can be revoked**.

If you are willing to volunteer for **Pool Patrol** one night a week, please contact Doug Dillon. The existence of this group of neighbors has rescued lounge chairs from the pool, stopped the shower from running all night, and recently found leaking and disabled toilets. A plumber was scheduled to replace the hardware of all four toilets during one service call to save money in the long term.

The Board is also obtaining estimates on the purchase of 4 new lounge chairs for the pools. In addition, several ideas are being considered to cover the small pool in some way to eliminate the buildup of oak leaves that fall into it.

Galaxy Pools is responsible for maintaining the pools themselves, including the water quality, the pump and filter equipment, and our county code compliance for such. As requested by the Board, they submitted a bid for a chemical wash without draining the pool to remove the stains. However, they recommended waiting until the decision has been made on how to cover or enclose it. These issues will be discussed and quotes considered at the June Board meeting.

No Swimming with the Fishes: You may have also noticed new signs posted along the common areas of our lakes. This is a requirement by our new insurance underwriter. A total of 8 "No Swimming" signs were placed throughout the community by resident Lee Anders. Please obey the rules and report any infractions. It was also reported that net fishing and turtle snatching has been going on by non-residents. It is up to us all to report any issues that need to be addressed to Board members or our management company by email, phone or through our website.

Update on the Preserve at Walden Lake: The Board has done all that can be done—within our rights as a community—concerning our new neighbors on the north boundary. By signing on to our website, you are now able to see an aerial view of the proposed construction in relation to Briarwood. By doing so, you will see that most of the planned buildings are much closer to 33rd Street than many originally thought. Only 1 of the 9 buildings will be directly adjacent to Briarwood property.

HOA Document Changes: As our new president stated, there are several changes that need to be made to our existing documents. The decisions that were made by the Board last year regarding the collections of late fees need to be updated and the present language prohibits us from collecting on "safe harbor." The removal of old developer language is also needed, as well as the updating to the current state statutes.

Our original covenants were recorded in 1988 and must be renewed before the 30 year benchmark. A committee will need to be formed to assist our Board concerning these changes. Please consider this chance to volunteer your services if this is your area of expertise.

Another committee that could use another member is the Fine Committee. This committee is made up of 3 non-Board members, and only meets when a resident has asked for a hearing. A substitute is needed to fill in for any of the three.

BRIARWOOD MESSENGER June 1, 2015

Our management company has suggested that the Board consider implementation of an application process for new potential homeowners or renters. This would allow for a background check and credit checks. Other communities have added this application process for safety and financial purposes. It would require a 51% approval of our homeowner membership and may be considered when making changes to our documents during reapplication.

Community Cleanup: Among their many other duties, our Board is responsible for the compliance of the maintenance of all 355 owned lots. It has been necessary to consult our attorney on two properties that are in foreclosure and badly in need of maintenance. The attorney will be asked to check their status and determine if we have the right to make the improvements by power washing, painting and making repairs on the exterior of the homes with Association funds, then billing the owner and placing a lien on the property if necessary. For those that live in the same vicinity of these unmaintained homes, let's hope that some solution can be found.

Welcome to Our New Neighbors:

Matthew Giresi @ 5725 31st Circle E.
Deborah Renner @ 3156 57th Ave. Circle E.
Matthew & Jaime Carlson @ 5634 29th St. Circle E.

If you have moved into our community and would like a visit with a Welcome Package, please contact any of the members listed to the right. If you would like to join our Welcome Committee to greet and meet new neighbors, let us know. We've had several houses sold recently and I think we would all appreciate being welcomed into and receiving information about a new community.

For those of you that are new, you can receive a copy of our HOA documents or keys to the pools and tennis courts by contacting April Lipstein at Casey Management.

Monthly Ladies Luncheon: These women meet on the first Tuesday of the month at 11:30 AM for lunch at various local restaurants. All women of the community are invited. Contact Barbara Hamilton at (941) 545-7118 for reservations and locations. Please RSVP.

Monthly Mens Luncheon: The gentlemen of Briarwood also meet each month on the second Thursday. For locations and the time, contact Jim Crummy at (941) 758-0409.

Summer Board Meeting Schedule: Board meetings are held on the second Tuesday of the month at 7:30 PM at The Worship Place, 5535 33rd St. The meetings are now held in the new addition on the back. Meetings will be held June 9th, with NO meeting in July, and again on August 11th.

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Please contact us about your concerns or needs. We can't address them if we don't know about them.

Visit the Briarwood community website which has many resources at www.BriarwoodFL.com

Special thanks to Palm Printing. Contact Jason@PalmPrinting.com or call 941.907.0090.