

President's Message: It's hard to believe that a year has gone by already. It has been a very educational year for me, as I learned many things about our neighborhood. I learned that our irrigation is getting old and we are experiencing many pipe failures due to age and roots from trees that are now much larger than when planted. I learned that our front wall is starting to deteriorate and the estimates we have received are in the \$40-\$50 thousand range. I learned that we might be getting new neighbors soon and will then be required to do extensive work on plantings along our northern border. I also learned that we have a very dedicated group of people who make sure that our pools are being used and maintained properly. However, the most interesting thing I learned was that, while we have 355 homes in our community, we only have a handful of residents who participate in our monthly open Board meetings and the various committees we've formed. I mention this because the issues I pointed out are going to be very expensive projects, which we do not have adequate reserves to cover. As a result, these projects might require a special assessment in the near future. I believe it is very important that everyone participate in the process of operating and maintaining our community.

Having said that, one of the important items we have been able to accomplish is the renewal of our documents for the next 30 years. Therefore, the work on the project I originally set as my goal, of rewriting them to bring them in line with current state statutes, can now begin.

I look forward to seeing more participation within the coming year so we can continue to improve our community and keep your property values growing.

Thanks for your time and have a wonderful spring. -*John Pardi*

2016 New Board of Directors: As noted in your second notice of election and annual meeting, a quorum of 51% of residents was necessary to hold an election at the March 23rd meeting. Sad to say, we weren't even close. Therefore, the two Board members with one year remaining in their term were required to

appoint three additional members to complete the Board of Directors. Thankfully, **Betsy Hawkins** agreed to stay on another year as Treasurer as did **Doug Dillon** as Secretary.

Let's give a big Briarwood thank you to **Misty Pike** for giving of her time for the last 3 years as Compliance Director and Vice-President.

Welcome to **Gil Young**, our new Board member and Vice President. Gil is recently retired from the local Fire/EMS service after 38 years. He grew up in Cape Coral, FL and has lived in the Bradenton area since 1980. He resides in Briarwood with his wife, Beth, who has lived here since early 2000. They spend their time together relaxing at home, traveling, attending family gatherings, and socializing with friends. Beth was also involved with the Fire/EMS service, and they both stay in touch with that part of their lives. Gil says he is honored to have been chosen as a Board member and will perform his duties, with all his capabilities and knowledge, to support the lifestyle that we all enjoy here in Briarwood.

Financial Statement: As of March 23, 2016, our Operating Fund is \$145,272. In addition to that, our layered CD Accounts total \$108,068 with another \$58,112 in our Reserve Account for total assets of \$311,452.

We all owe a note of thanks to Treasurer Betsy Hawkins and the members of the Budget Committee for holding our annual dues at \$520 for the last 3 years.

Thanks to our diligent Board, Casey Management, and our legal counsel, we have a much lower level of accounts past due which benefits us all. Two properties were set to go into foreclosure sale in December and three more in January. Residents have been advised to call the Citizens Action Center at 941-748-2071 and report the addresses of homes that are vacant and a safety concern. By doing so, more fines may be added to the banks who own them, which may prompt them to move faster on foreclosure sales.

The Board accepted a bid from Menchinger and Tyak to handle our audit and taxes for 2015.

Architectural Review Committee (ARC): Our Board of Directors has been kept busy at our monthly meetings in considering the many changes that the residents of Briarwood continue to make to our aging properties. With the adoption of the **Fine Policy** last year, most of you are complying with the submission of an **Architectural Review Form** before making any changes to the exterior of your homes or property. In the last 6 months, the Board has approved new fences, gates, roofs, flag poles, TV antennas, additions to homes, outdoor barbecues, patios, driveway extensions, and new house paint colors. If and when there are enough volunteers to come forward to form a separate review committee to serve this purpose, our Board will no longer be required to do so at our meetings. Please remember that failing to submit the AR Form before the work is completed will result in the assessment of an automatic \$100.00 fine. The fine may be appealed by submitting the required form within 2 weeks of receiving the fine letter.

Landscape Manners: Now that the warm weather is returning, so is the growth of all that is alive in our yards. A good neighbor will put forth the extra time needed to maintain their grass, trees and landscape plantings. That includes the elimination of weeds, dead plants, and grass clippings on the sidewalks, driveways and lakes. Please do not blow the cut grass into the lakes when mowing. When everyone does their part, we all benefit.

Resident Complaints: Apparently we need a refresher on the **proper use of our sidewalks**. The purpose of the city owned and maintained sidewalks is for pedestrian traffic and there are laws that both prohibit and demand the use of them. The Board has had complaints concerning both.

Florida State Statute 316.130 states, where sidewalks are provided, no pedestrian shall, unless required by other circumstances, walk along and upon the portion of a roadway paved for vehicular traffic. The students of Braden

River High School have been verbally warned by the Manatee County Sheriff's patrol **not to walk in the streets** and to use the sidewalks. They have stated that the next time they are seen doing so, they will be ticketed at the cost of \$64.50 each.

If anyone is cited after that, it could be with an Obstruction of Traffic violation, which could result in a trip to juvenile detention court. Please talk to your students and inform them of the law and the reason for it.

In addition, complaints have been made about residents, or their guests, **parking** in driveways, but **over the sidewalk portion**. This makes it unsafe for residents using the sidewalks to enter the street to go around the vehicles. This is also against the law and residents have been advised to call the Manatee County Sheriff's office to file a complaint with the address and the license plate number.

Living in a community, as we do, requires living by a set of regulations that allows us all to live peacefully, as we share common properties. This includes keeping our **pets on their leashes** when not on our personal property and not allowing them to "do their business" without cleaning up after them.

In addition, the **posted 20 mph speed limit** is the law, not a suggestion. Please keep it safe for your neighbors, whether they are driving, biking or walking.

Pool Updates: Our pools are well used and in constant need of maintenance. Therefore, the pump motor needed to be replaced at the large pool in December. In addition, the gate at the large pool was replaced and all 4 pool flood lights, photocells, and canopy lights were replaced with LED lights.

Thanks to Kim Battar, our Management Rep., the Board was notified of the automatic renewal of our contract for the maintenance agreement on our pool access system at a cost of \$2,200 annually. The Board was informed it had only been used once in the past year, and was advised to cancel the contract and pay per action needed. The Board voted in agreement.

Now that the water is warming up and school will soon be out, please follow the pool rules and report to Board members when you see those that are not. We can all be good stewards of our joint property by cleaning up after ourselves and reporting needed repairs when we see them.

Thankfully, the Pool Patrol catches a lot. Volunteers are needed, so if you can spend 10-15 minutes, one night a week, contact Doug (see his email on the back cover).

Community Maintenance: The Board approved a bid from Yellowstone for \$854 for the irrigation repair at the base of the oak tree on 58th Drive East. With this repair, the Board then proceeded with the approval of a new bid from Landscapes by Aaron for the replacement of dead plants along the 58th Drive East entrance at a cost of \$2,647. In addition, a diseased palm was in need of removal near the front pond, which the Board approved Diversified Arbor Care to do at a cost of \$220.00. They then approved the replacement planting of a cypress tree.

Pool Issues: The pool has had to be closed and disinfected due to fecal matter found. Residents have complained about young children being left at the pool alone, kids chasing the birds, as well as smoking inside the pool.

Residents should call the management company if they see any harmful activity and are asked to be respectful to both fellow neighbors and common property.

The Board discussed placing "No Smoking" signs at the pools and adding emergency lights in the ladies' bathrooms.

Glass bottles are prohibited from the pool areas but have been found in the trash several times. The management company will now send letters to those using the pool within 48 hours prior to the bottles being found, to serve as a reminder of the rules.

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

Future Maintenance Compliance: At this time, there is no new information to pass along concerning the proposed Preserve at Walden Lake, north of our property. However, if and when they do begin development, there will be the need for major compliance updates along our northern border from the back of the current Gertz property to the Hwy 301 fence line. This would include irrigation repairs and required plantings.

MRTA - Preservation of HOA Documents: The Briarwood Board has given the approval for our attorney to proceed with the preparation of the necessary documents, Statement of Marketable Title Action, in order to renew and preserve our original Association declarations that were set to expire in two years. The cost associated with this is estimated at \$700-1,000. If this step is not taken, our existence as a HOA would be null and void, affecting every home owner in the community.

Document Revision: President John Pardi is still requesting any volunteers to assist him in revising the current Association documents, originally written by the developer. There are several important reasons why changes need to be made for our documents to comply with current FL State Law. If this is something that interests you, please contact John.

Welcome to our New Neighbors:

- Kezhao Liu & Ping Qiu
5822 28th Street East
- John Dowd
3226 58th Terrace East
- Harry & Jeffrey Radner
3144 57th Avenue Circle East
- Robert & Florence Young
5646 29th Street Circle East
- Shelly McCormick
3161 57th Avenue Circle East
- David Hurt
3111 37th Avenue Circle East
- David & Diana Rigg
2840 59th Avenue East

BRIARWOOD MESSENGER Apr. 20, 2016

- Alexander Sherman & Christina Campbell
3112 58th Terrace E.

Apologies for Omissions in 2015 of:

- Abner & Silvia Herrera
5634 29th St. Circle East
- Dale V. Vinopal
2859 59th Ave. East
- Eric Taylor
5608 29th St. Circle East
- Holly Switow
3137 57th Ave. Circle East

Please extend a warm welcome to all of our new residents. For those of you who are new, you can receive a copy of our HOA documents or keys to the pools and tennis courts by contacting Kim Bittar, our Casey Management representative.

Change to Every-Other-Month Board Meetings:

For those of you who attend our monthly Board meetings, please note that the Board voted at the January 2016 meeting to change our meetings to every other month. Special meetings can be considered if needed between scheduled meetings.

Next Board Meeting: will be Tuesday, May 10th, 2016 at 7:30 PM at the Worship Place, which is located at 5535 33rd St. East. All residents are encouraged to attend and provide feedback to the Board of Directors. Please come and let your voice and concerns be heard.

Monthly Ladies Luncheon: The women of Briarwood meet on the first Tuesday of the month at 11:30 AM for lunch at various local restaurants. All are welcome and invited. Contact Sally Lowe at (941) 758-4220 for locations and reservations. Please RSVP.

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

Editor's Note: I do apologize for the decreased number of newsletters being published to keep you informed. If there is one among you who feels called to take this volunteer position on, please contact one of our Board members.

In the meantime, I will continue to keep you informed of all information, decisions made, and problems that need to be addressed as often as possible.

For those of you with internet access, I would encourage you to make use of the website we have at BriarwoodFL.com. It's very easy to set up your ID and be able to review the monthly Board Minutes and Financial Statements.

You are also able to 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 to your neighbors.

CONTACT LIST:

President, John Pardi:
Jpardi57@verizon.net

Vice-President, Gil Young:
gnyoung2000@yahoo.com

Secretary, Doug Dillon:
Mybriarwood@hotmail.com

Treasurer, Betsy Hawkins:
jackbetsyhawkins@gmail.com

Member at Large, Jeff Philips:
jeffphilips@me.com

Newsletter Editor, Tonya McDonald:
tonya_mcd@yahoo.com

Casey Management Rep., Kim Bittar:
(941) 727-4698

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

Special thanks to Jason for assembling all of Tonya's hard work and Palm Printing. Contact Jason@PalmPrinting.com or call 941.907.0090.