

Editor's Note: Acting as the one who gathers the news so I may pass it on to you, I do indeed see the need for a community newsletter. As you continue to read each issue, you will agree that a lot can happen in a month. As I wrote last month, two new members were added to our Board of Directors at the Sept. 17th meeting. Please join me in welcoming our new President, Debbie Whitaker, and Jason Miller.

President's Message: Dear Briarwood neighbors, I welcome the opportunity to be president for the Briarwood Association and look forward to meeting more of my neighbors.

All new boards have start up problems and new issues to deal with, so I ask for your patience as we once again start anew, with a new president, new board members, and a new management company. Hopefully, the transition will not be hazardous to anyone's health!

I extend my sincere appreciation to all past presidents and board members. Thank you for all that you did for our community.

The main mission of our HOA is to keep our community looking beautiful and keeping it safe for our residents. To that end, I hope we all will be responsible stewards of our property, respectful of our neighbors, and keep a watchful eye for safety concerns.

I welcome all neighbors to the monthly meetings. The more involvement from everyone, the better our community will be. Please feel free to email me with any concerns you might have. I'll try to respond in a timely manner.

Sincerely,
Debbie Whitaker
whitaker1briarwood@gmail.com

Briarwood Website: You should check it out if you haven't already. Go to BriarwoodFL.com to do so. Even better, Like "Briarwood Florida" on Facebook to receive a notification when updates are made to our website.

New Board Members:

Debbie Whitaker: Myself, my husband Glen and son Wesley are new to Florida. We moved here from Knoxville, TN 1 1/2 years ago.

We are graduates from the University of Tennessee and we love our VOLS even though the team has had a bit of "coaching difficulty" the past several years. Our son is a true Gator fan so it gets a bit crazy during football season.

I have an art and advertising background and love all things related to the arts and design. My husband is a commercial contractor and loves fishing so this beautiful place we've moved to is perfect for his favorite past time. Our son is torn between the mountains and the ocean.

Jason Miller: You might recognize the name from the newsletter "thank you" to Palm Printing, and yes, he is the one to thank. Jason and his wife, Carey, have been residents of Briarwood since 2005, and both were born and raised right here in Manatee County. Jason has worked for Palm Printing in Lakewood Ranch since 2004. He enjoys scuba diving, kickball, and working on the Briarwood website, which he is responsible for both design and input. Jason says, "I will look for ways to open communication between the residents of Briarwood and the Board in order to ensure the best interests of the community are served."

Under New Management: As many of you know, Casey Condominium Management Company was chosen by our board at the August meeting. What you may not know is they were formed in 2002. Even though their first clients were condominiums, other homeowner communities they manage include:

Greenfield Plantation - 600 homes
Barrington Ridge - 300 homes
Cottages at Blue Vista - 175 homes

They are managing budgets that range from \$42,000 to \$925,000 per year.

Please see the reverse side for more about your Briarwood community

SEPTEMBER 17th BOARD MEETING RECAP

Treasurer's Report: As of August 31st, 2013, we held \$164,101.53 in the Operating Account, with \$55,751.61 in Operating CDs. Our Reserve Account holds \$45,553.10, for total assets of \$265,406.24.

Our association attorney, John Fleck, discussed foreclosures, bad debts and payment plans. Interest fees will be suspended for homeowners that are on a payment plan for HOA dues, as long as the payments are up to date. A motion was made and approved to have Betsy Hawkins, Secretary/Treasurer, be our liaison to the Association's attorney.

Discussion was held on the 41 letters of noncompliance violations that were mailed out. Bridget Spence, Casey's manager, apologized for the wording of the letters and for not taking the list of violations to the Board of Directors before sending them out upon their first inspection. She stated that those letters would be dismissed and that the Board would be contacted before sending letters out after their next inspection. She also stated that their intent is to initiate communication with the homeowner on solving the problems. So, it will be in our best interest to call them to discuss any future letters of violation.

West Boundary: It has now been cleaned up and the fence repair is completed. Owners that back up to that boundary have stated their satisfaction.

Pool Janitorial Maintenance: Three proposals have been presented; but the topic was tabled.

Landscape Service Contract: Several companies have made bids; but this topic was also tabled until Caseys could have discussion with the vendors, as the proposals were not correct. The South Boundary has been mowed. However, the Board will not pursue brush cleanup there until proposals have been corrected.

Entrance Landscape Presentation: Jason Pike, resident and owner of Manatee Horticulture, gave a presentation on their proposal to update the landscaping around the first entrance sign. No decision was made at this time.

Pool Drainage: The new gutters have been installed at the large pool; but a drainage problem remains. Richard Newby stated the downspouts need to be redirected.

Activity Committee: Liaison, Betsy Hawkins, announced that residents, Vickie Newby, Jennifer Kenny, Christine Audet, and Tonya McDonald, have volunteered to serve. A motion was approved to establish this committee.

Security Committee: President, Debbie Whitaker, brought up the possibility of having the Manatee County Off-Duty deputies hold a seminar and speak with our membership at the Oct. meeting. Jason Pike also volunteered to join the rotating patrol. Other residents are also welcomed in this capacity.

Board Directors' Comments: Your neighbors have asked that you kindly refrain from mowing or running loud motors early on the weekend mornings. We all need our "beauty sleep," so let's try to refrain from sunrise lawn manicures. Membership has been asked to make sure that children are not allowed in the pool without adult supervision.

Size of the Board: A motion was made and approved that our Board of Directors will be made up of five (5) members.

Next Monthly Meeting: Same Place, Same Time BUT New Date: Our next meeting will be held on Tuesday, October 8th. All future meetings will be held on the **SECOND** Tues. of the month. They are still at 7:30 PM at The Worship Place, 5535 33rd St. All are welcome.

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