

President's Message: Your Board of Directors has been a busy group as they get Briarwood in shape. There's a lot happening in the community right now, so keep reading for a few quick updates.

South Boundary

The trees and bushes bordering our property need to be replanted to County specifications. Unfortunately, the industrial park has a serious Brazilian Pepper issue that's impacting our ability to keep the flora there alive. We've asked them—as a courtesy since there's no requirement for them to do so—to work with us on getting these invasive plants trimmed back so our new plantings can thrive. We're just waiting to hear back from each of the four neighboring companies involved.

The Preserve at Walden Lake

Mr. Meehan is helping us work on gaining ownership of the dead-end road that abuts this new development. Taking control of this road will ensure residents to the North do not have an access road from within our own community.

We continue to monitor activity—from walking paths to fencing and traffic—with the new development to ensure minimal impact on our residents. Thank you to Michael Meehan for acting as our liaison on this. The Board always appreciates residents who pitch in!

If you are interested in helping with a project being undertaken, please don't hesitate to contact a Board Member!

We can't do it all.

-Jason Miller, President

AUGUST 12th BOARD MEETING RECAP

Owner Comments: Residents expressed concern over trash and weeds around the fence at the big pool, questioned the percentage of renters in the community, and asked if the Welcome Committee could provide copies of our covenants to new renters.

Residents concerned about the proposed new development, especially those whose properties are along the north border, were encouraged to attend the county meetings and contact their County Commissioners.

Board Actions: The Board received two additional quotes to our current Workers' Comp Insurance policy up for renewal. They voted in favor of changing from BB&T to Stephen Robbins Insurance for better quality coverage.

The Board received three quotes to replace five trees. They voted in favor of Blue Sky Landscaping, which was the only one that offered a one year warranty.

The Board voted in favor of authorizing Mr. Meehan to represent Briarwood in vacating the access road on the north border of the pending apartment complex with a cap of \$6,000.00. The approved motion stipulates that when vacated to the two adjacent property owners, the two must promptly quit claim deed the property back to the Association.

The Board also agreed that Mr. Meehan should pursue an agreement regarding the placement of a fence bordering Briarwood property and to stipulate no pedestrian traffic so signs could legally be placed.

Architectural Review Committee Requests:

A total of six requests were reviewed and approved involving paint color changes, installation of a flag pole, reinstallation of driveway pavers, the replacement of a pool cage, and a new screen enclosure for an existing patio.

Volunteers coming forward to fill the ARC Committee positions would eliminate the need for our Board members to consider each request at our monthly meetings. Contact a Board member if you are interested.

Financial Report: As of July 31, 2014, our Checking Account held \$94,177.00, plus \$50,109.00 in our Money Market Account, and \$56,524.00 in CD's. In addition, we're holding \$47,646.00 in our Reserve Fund, for Total Assets of \$248,456.00. Betsy Hawkins, Treasurer/Secretary, reported that we have no Finance Committee now that our resident CPA has moved out of state.

Please see the reverse side for more about your Briarwood community

BRIARWOOD MESSENGER Sept. 8, 2014

Directors' Comments: Jason was thanked for compiling new Board Member Books for each member, to be passed to new upcoming members with all existing pertinent information.

Our attorney has been asked to file liens on two properties. The new fine committee is in place and 27 letters for non-compliance have been mailed in the last month. Misty Pike, Compliance Director, reported that most homeowners have made contact with the management company to correct the issues. Fines are not issued until the 31st day after letters are sent and no contact has been made.

Doug Dillon, Crime Watch Director, asked for volunteers to take a night patrol shift to check the pool areas. Several volunteers came forward, but it would be good to have at least 7, for each day of the week and back-ups. Contact him at the email provided. Contact any Board Member if you see anything that needs attention on our common grounds.

Misty Pike, Events Director, proposed a Halloween/Fall Festival gathering. If you are interested in assisting with this or have ideas, contact Misty. Halloween is on a Friday this year, with our Annual Community Garage/Yard Sale set for Sat., Nov. 1st.

Slow Down and Stay Alert: School is back in session and all residents are asked to watch their speed in the neighborhood. We all need to be reminded that the 20 mph limit is there for a reason. Let's make sure that all of our joggers, dog walkers, and bike riders are able to do so safely.

Meet and Eat: The community Ladies Luncheon is held on the first Tuesday of the month at 11:30 AM. The next meeting will be Oct. 7th. The location changes each month and reservations are needed. Contact Sally Lowe at 941-758-4220.

The Men's Luncheon is held on the 2nd Thursday of each month. Contact Jim Crummy for the time and place at 941-758-0409.

Note: Jennifer Kenney has reported that, due to lack of interest, the neighborhood playgroup will no longer meet.

New Residents: If you have moved to the neighborhood in the last few months and have not received a welcome basket, please contact Debbie Whitaker at whitaker1briarwood@gmail.com. Include your phone number so Debbie can contact you or advise her of the best time to come for a visit.

Community Website: The last month has seen nearly 1,000 hits on www.BriarwoodFL.com which shows that many of you already know you can use your website account to:

- Download an Architectural Review form
- File a compliance review request if you see a violation in the community that is not being addressed
- Find the Board Meeting Minutes, Financial Statements, when and where the next meeting will be held, and much more.

Next Monthly Meeting: will be held on Tuesday, Sept. 9th, 2014, at 7:30 PM at The Worship Place, 5535 33rd St. E. All residents are encouraged to come.

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