

President's Message: Happy Fall Briarwood residents! I have to admit, after all the emails and comments the Board received from some of you concerning changes to our documents, I was very disappointed by the turn out at our last Board meeting in July. The Board was so excited to get this much input, that we made arrangements to have our HOA attorney Stephen Thompson, attend the meeting to explain the process of rewriting our documents. Unfortunately, while we had a few of our residents that attend our regular monthly meetings there, I did not see anyone who had sent me emails with their concerns. Keep in mind, the cost of this process will be somewhere around \$5,000.

This being said, I will do my best to convey where we are with our document revision. Our attorney explained that, because of the many changes in the state statutes, we must do a restatement of our documents to bring them current with the present state laws. He also explained that, since his firm has been engaged in this process for many other HOA's, they have produced a standard document that can be used to start this process. One of his major points was that we, as a community, need to work together to make any changes that we would like to see take place. This includes, but is not limited to, ARC regulations, our fining process, rental limitations, etc. The biggest obstacle in this process, is that we will need a majority vote of the homeowners to make these changes take effect. His recommendation was, that he would start reviewing our present documents to make the necessary changes to meet the new state statutes for our review. He then suggested that we form a committee to start obtaining owner input into what other changes we would like to incorporate. Again, any changes could only be made with a majority vote of the homeowners.

I believe it is in our best interest to start by forming this committee at our next Board meeting in September. Therefore, I urge as many of our residents as possible to attend this meeting so we can begin the process. This is your opportunity to help make your community the safest and best place to live in Manatee County. Please make plans to join us.

I would like to take this opportunity to thank all of the residents and other Board members for allowing me the privilege of serving on this Board for the past year and a half. Unfortunately, an unexpected financial situation has put me in the situation where I need to sell my home in Briarwood. With so many important issues needing to be decided in the coming year, I feel that it would not be fair to the residents for me to remain on the Board and serve as your President. Because of this, I will be resigning my position on the Board, effective at the next Board meeting, September 20th. Thanks again, and I look forward to a great meeting in September. -*John Pardi*

Financial Statement: As of July 12th, 2016, our Operating Fund held \$126,137. In addition to that, our layered CD accounts totaled \$108,315., as well as our Reserve Money Market Account of \$60,569., for total assets of \$295,041.

With two more homes in the process of foreclosure sales, the community, as a whole, will benefit. Not only will unpaid HOA fees be caught up; but the properties, themselves, will be maintained and cared for again.

Thankfully, there are only a few remaining unattended homes, which gives us a much better financial outlook. Again, any resident is encouraged to call the Citizen Action Center at 941-748-2071, and report the addresses of homes that are vacant and a safety concern. The more fines that the banks that own them receive, the quicker they may move their foreclosure sales.

Reminder: Our HOA Assessment Fees of \$260.00 bi-annually, are due Sept. 1st, with late fees charged after Sept. 30th. Hopefully, our residents appreciate the reasonable fees we pay considering the expenditures that are covered. Rest assured, you have a Board that is constantly working to keep these fees to a minimum.

Please see the inside and back pages for more news about your Briarwood community!

Architectural Review Committee (ARC): The Board has been able to continue reviewing ARC requests in a timely fashion with meetings only every other month. In the last 2 meetings, the Board has reviewed and approved new paint colors, new garage doors and fence additions.

Community Maintenance: Just as we need to maintain our own individual properties, our Board is responsible for the maintenance of our common properties. Our major upkeep is spent on our two pools and our landscaping. In the past few months the following decisions and expenditures have been made:

Tree Removal: including 3 palm trees and 2 pine trees, with the lowest of 3 bids chosen.

Tennis Court: including a new net, a new gate closure.

Swimming Pools: including the repair of a lounge chair, the purchase of a new clock, and a new sign for emergency and safety equipment due to the repeated vandalism.

New Signs: two will be placed at each entrance to post notice of "NO SOLICITING".

FOB Computer Repair: RSS, our pool FOB security service has been contacted and has agreed to repair our computer at the pools. Jason Miller will install an external hard drive and back up our information on The Cloud for \$50.00 a year.

The Board is still considering whether to only make repairs to the sections of our 33rd Street wall that need it, or to completely replace the whole wall. The quotes received so far, have proven it will be a very costly undertaking.

In addition, the Board has seen the need to contact **Galaxy Pools**, who holds our pool cleaning contract, due to unsatisfactory service. The Board has also listened to complaints about work, covered in our contract with **Yellowstone Landscaping**, formerly Austin Outdoor, which is not being completed in our contracted time span. The Board discussed the need for a Scope of Work to be added to our contract with the **Cleaning Butler**, which

cleans our pool bathrooms. They will be asked to clean the pool lounge chairs, which they are not doing. The Board asked our Casey Management Representative to ask **Aquagenix**, our contracted lake maintenance, to provide reports each time they treat or make visits to our lakes. They are supposed to be treating our lakes twice a month during the summer months, and once a month the remainder of the year.

Is anyone still wondering why we need a Board of Directors for this community? They can't be on watch 24 hours a day, so please contact any of them through their email addresses provided, and report any abuse or vandalism at the pools, including those making use of our pools that do not live in our community. The Pool Patrol would appreciate anyone that can identify the person(s) that continue to leave the locks open on the bathroom doors at the pool to keep them open. This has been occurring virtually every Sunday.

MRTA: Our HOA attorney has filed our Statement of Marketable Title Action with Manatee County. Therefore, our governing documents, as a Homeowner's Association, have been preserved before the deadline.

Are You Prepared?: The Southern Manatee Fire Rescue District has asked communities to spread the reminder with our recent weather events. Please be mindful of these suggested actions to take should our area receive a direct hit from a major storm. It could be the difference in saving a life; but might at least save you from some major physical or emotional pain.

- Place flashlights around the house for use when entering a room, with extra batteries for each one.
- Always wear shoes during a storm, to protect your feet from broken glass and allow you to move quickly if needed.
- Purchase enough water for each person in your home. At a minimum, have a 3-day supply of one gallon per person, per day.
- If you smell gas after the storm, shut the gas off at the meter valve coming out of the

ground. It should only be a quarter turn. The electric can be turned off at the panel box. Shut off all single breakers first, before turning off the main switch. The water lines may have a valve coming into the home from the street, or it may be located near the water heater. Know how to turn all of these off before the storm.

SUGGESTED CHECKLIST:

- Important papers
- Flashlights (extra batteries)
- Medications
- Water
- Cash
- Fuel
- Phone numbers
- Electric, gas & water shut offs
- Weather radio (battery powered)

Briarwood Website: BriarwoodFL.com

Did you know that with a valid account sign-in, you can download a PDF copy of the Covenants, Conditions, Easements and Restrictions of Briarwood, with Amendments and Supplement included? This PDF file was retyped from documents obtained from the Circuit Court of Manatee County. This makes the PDF file searchable and has bookmarks to make finding the section of interest to you easier. Feel free to make use of this added tool, as many do not receive these documents at the time of their home purchase.

Want to share something with your neighbors that you have witnessed or experienced for their benefit? You can file an Incident Report on our website. You can also look to see what incidents have been reported by dates. It is also the place to find the number for the Manatee County Sheriff's Office, non-emergency number, 941-747-3011.

The Briarwood Website received over 400 hits from 93 unique visitors in the past month. We are glad to be able to provide such a convenient resource for our residents. Some of the resources users are accessing include copies of this and previous newsletters, Financials, Meeting Minutes, access to the Architectural Review form and much more. If you haven't already done so, sign up today!

New Casey Representative: Many thanks to Kim Bittar for her service to our community and residents. She has moved on to another community management position; but her husband, John, will be taking her place as the representative for Briarwood. He can be reached by email at: JBittar@caseymanagement.com

Covenants Reminder: These are just a few Sections of our Covenants that you might be interested in knowing:

- **Section 5.1 (g) Improved Property:** shall be kept free of rubbish, and the lawn and landscaping maintained, and exterior portions of the buildings shall not be permitted to become unsightly.
- **Section 5.1 (f) Parking:** only standard size automobiles, pick-up trucks, vans and police vehicles may be parked in view on a lot and only in the driveway. No vehicles may be parked overnight on the street, except for occasional guests.
- **Section 4.3 Nuisances:** no noxious or offensive activities that may become a nuisance or substantial detriment to other property owners.
- **Section 4.6 Animals:** ...any domestic canine shall be kept on a leash when outside. No animals are to be kept, bred or maintained for any commercial purpose and none shall be allowed to become a nuisance to other residents of the neighborhood. No animals shall be allowed to create noise audible on any adjoining lot to such an extent as to be offensive to a person of ordinary sensitivity.

If you feel that your rights are being infringed upon by any resident who is disregarding these or any other sections of our covenants, you may make a Compliance Complaint through our website, or contact Casey Management. Even better, send a picture of the infraction to Casey Management.

Want to connect with other neighbors?

Several residents have already done so by going to the NEXT DOOR app for cell phones and computers. Give it a try!

Welcome to our New Neighbors:

- Jennifer Wemmell
2803 57th Drive E.
- Gary Watson
2834 56th Ave. Circle E.
- David & Charlene Haberstroh
3145 57th Ave. Circle E.
- Megan Miller & Tyler Gray
5721 28th Ave. Dr. E.
- George & Karen Latham
2923 57th Drive E.
- Anil Akublut
3002 58th Terrace E.
- Ariel Recchioni
2869 56th Ave. Circle E.
- Jeffrey & Heather Myers
3174 57th Ave. Circle E.
- Ronald & Kelly Kinlaw
2828 59th Ave. E.
- Michael & Jo Anne Sherman
3112 58th Terrace E.
- George Thomas & Mini George
5851 28th Lane E.
- Kevin & Laura Bartels
5619 29th St. E.
- Harland & Linda Tolhurst
2855 59th Ave. E.

Please extend a warm welcome to our new residents. For those of you who are new, if you weren't given a copy of our HOA documents or keys to the pools and tennis courts, you can receive them by contacting John Bittar, our Casey Management representative.

Recycle Bins: The new bins need to be 3' away from other object (including other trash cans) or the machine can't pick them up. We suggest putting it on one side of the driveway and trash on the other. Collection is on Thursdays.

Plan Now for the Briarwood Annual Yard Sale: Our annual community yard sale is held on the first Saturday of November. Therefore, this year's sale will be **Sat., Nov. 5th**, beginning at 8:00 AM. The Board will submit and pay for the ad in the local paper and signs will be posted at the two front entrances.

Next Board Meeting: Special Note.... Although the next Board meeting was scheduled for Tues., Sept. 13th, the meeting has been **changed to Tues., September 20th, 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.

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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.