

**Briarpark Village HOA
Board Meeting
Gladys Harrington Library
March 15, 2010**

Attendees:

Jan Paul-President
Kathleen Savage- Vice President
Sue Green
Jerry Tomas- GAT Services
Linda Neel- Excel Management
Sunny Miranda-Excel Management

The meeting was called to order at 6:40 p.m. A quorum was established.

GAT Services:

Jerry Tomas reported to the board that the lawns had been treated with pre-emergent and fire ant killer. He has trimmed the trees at building G and other buildings where the limbs were rubbing against the windows and walls. He has also been collecting the winter faucet covers so that they can be used again next year. GAT Services will be working on the property on Wednesdays and Thursdays this year. They will soon be putting out weed killer. They will also be adding more sod around the W building.

New Business:

The board met with the owner of unit ** to discuss the disturbance at his unit on March 8, 2010. This unit has been fined \$250 for this disturbance where shots were fired. The owner brought a preliminary police report and a letter from the tenants. In the letter, the tenants said that a visitor to their unit was being robbed outside of the building. During a struggle for the gun, shots were fired. No one was harmed in the gun fire. However, one of the tenants cut his hand knocking out a car window while trying to stop the robbery. The tenants want the fine removed, saying that the disturbance was not their fault. The preliminary police report only states that shots were fired. The board will wait for the complete police report (report #2010-00043162) before a decision is made. The unit owner agreed with this action.

The board has had to gather for extra meetings on Saturday mornings. Three weeks ago they met to discuss and revise the Briarpark Rules and Regulations. Tonight they reviewed the preliminary copy, made a few revisions and approved them.

Two weeks ago, Jan Paul, Russell Vela and Linda Neel met at Bank of America to change the signers on the CD to current board members.

On Saturday, March 13, 2010, they met once again at unit ** to discuss the requirements for a handicap ramp for the owner. The board approved a removable wooden structure with 2 layers of ¾ inch marine grade plywood with side rails attached to prevent accidents. The Chase Oaks Church that the owner attends will construct and pay for the ramp. The owner also signed a liability waiver. This waiver must be signed by anyone wanting to add a ramp. The ramp construction plans must also be board approved.

Old Business:

Board Requests:

The owner of unit ** had previously asked to have charge of \$54.56 removed from his account. He stated that he had made this payment to the previous management company AMGI. Excel did not have any records to prove that he had made the payment, so the board asked the owner for proof of payment. He provided the needed proof and again requested that the charge be removed.

Kathleen- I make a motion to reverse the charge of \$54.56 on this account as we have seen proof of payment.

Sue- I second the motion.

The motion was approved and the charge will be removed.

Carpentry:

The shutters on units Q4 and T2 have been replaced. The balcony on D9 has been repaired.

Electrical/Lighting:

The building meters are still being strapped to the poles. The management company hopes to be finished soon. They have begun to install new lighting on building E and should be finished this week.

Foundation:

There is a hairline crack in the sheetrock of a unit in the F building. This is not a foundation problem and the sheetrock will be repaired.

Michael Cooper will be assessing the leaning retaining wall on the Jupiter side of the property to see if it is in danger of falling. He will write a report of his findings for the board. He will also let the board know what needs to be done behind the H& I buildings.

Mail Center:

The new lock was installed on the information center and the board members will receive keys. Excel also decorated with St. Patrick's Day décor.

Plumbing:

The leaks at buildings E, C, and Q have been repaired. The cut off valve at F3 has been repaired as well.

Tree Trimming:

Condren Tree Service and Horticultural Landscape Management have evaluated the work to be done and are submitting bids. Two more companies are due to evaluate the property and submit bids.

Violations:

Violation fines were sent out due to a dog attack, gun fire on the property, refusal to remove holiday décor, and failure to remove dog waste.

General Discussion:

Linda and Sunny inspected the supposed mold problem in unit **. There is no growing mold and nothing is leaking. The board under the sink needs to be replaced and painted. The board would like Russell to get a bid from O. L. Stevens for the parking space striping before the next meeting.

Financial Report:

Linda reviewed the financial statement for February 2010. Briarpark Village has cash assets of \$167,629.41. It has total assets of \$213,874.34. Liabilities total \$56,814.17. They are under budget on total maintenance expenses and utilities due to savings during the winter. The insurance policies were renewed at a lower rate and the board is considering crime insurance.

Colonial Bank is now BB&T. The board will consider moving the money to a more stable bank after discussing the facts with the treasurer, Russell Vela.

The board also discussed the collection report.

Sue- I make a motion to adjourn the meeting.

Kathleen- I second the motion.

The motion passed and the meeting adjourned at 8:25 p. m.

