

**Briarpark Village HOA
Board Meeting
August 15, 2011**

Attendees:

Jan Paul-President

Russell Vela- Treasurer

Lynn Ryan

Linda Neel- Excel Management

Michelle Carlson-Excel Management

The meeting was called to order at 7:00 p.m. A quorum was established.

Management Report:

Driveway/Foundations-

Excel Management is looking for bids on patching the many holes and rough spots in the parking lot. They are also asking for bids to fill in the dirt at the U building.

Landscaping-

Due to the extreme heat the landscape has become brown in many places. Pineda Landscaping is doing everything possible to keep the complex from losing too much grass, trees and bushes. This has included repairing or replacing many sprinkler heads and sprinkler valves. The grounds are being watered as often as the city allows.

Painting-

J National painted all of the lamp posts on the property to prevent any more rust or deterioration. They look much better and brighter.

Old Business:

There was an extensive discussion concerning the storage building. This building was purchased many months ago to store maintenance supplies for Briarpark. The board needed to have supplies on hand for painting and repairing the property instead of the management company having to send someone to Home Depot constantly for paint, light bulbs, nails and ant killer. The management also needs to store large ladders for reaching the upper levels of the buildings.

The city has told the board that the storage building must be moved to another spot on the property. It is currently too close to the property line and the CVS fence. The board must give the city a new site plan. The storage building must be moved or sold very soon. The board considered both remedies. The discussion and research has been going for weeks. The board had to make a decision at this meeting.

Lynn Ryan- I make a motion to move the building. We still need the storage and will lose money on a sale.

Russell Vela- I second the motion.

The motion passed with a show of hands.

Lynn Ryan will make the site plan and also get the many copies that the city has requested. Michelle will call Winslow to ask when they can schedule to move the building. She will also speak to Pineda Landscaping about capping the sprinklers that will be under the building as well as uncapping the ones it now covers.

New Business:

The board has had several people inspect the large retaining wall located along the Jupiter side of the property. The wall has begun to shift and lean causing a danger. Reyes Retaining Walls reported that the wall was installed incorrectly. It was built without proper drainage as well as without geogrid (an anchoring material). In order to fix the situation the wall must be taken down and replaced. He gave the board a very reasonable bid.

Russell- I make a motion to accept the Reyes bid.

Lynn- I second the motion.

The motion passed.

The pool was closed by the city on Monday morning. The chemical contents were out of balance due to the excessive heat and the over use. People from surrounding neighborhoods are still using the pool as if it was a public pool. Please help the board and management keep the trespassers out of your pool. The city will recheck the chemicals on Wednesday. They may or may not allow the pool to open.

Russell- I make a motion to close the meeting.

Lynn- I second the motion.

The meeting closed at 8:45 p.m.

