



Special Assessment Board of Directors Meeting April 26, 2023 – 7:30 PM

As a quorum was established and notice properly posted, the Briarwick Board of Directors Meeting called to order at 7:38 PM via ZOOM, hosted by Monarch Association Management – 500 Alternate 19 South – Palm Harbor, FL 34683.

Directors Present: Laszlo Varga, Karin Johnson, Tracy Kepler, Patti Barbosa
And Andy Sinkiewicz
Also Present: Susan (Sue) Marino, LCAM - Monarch Association Management, Inc.

The sole purposes of this meeting was to discuss levying a Special Assessment, in order to fund the deficit needed to go forward with the roadway resurfacing project. Laszlo stated there is a slight modification to the scope of work; adding curbing and sidewalk repair.

Revised Roadway Proposals – Board has reviewed the top three (3) revised proposals. Following discussion; noting ACPLM is approximately ninety (90) days out from commencing work:

Motion by Tracy to approve the contract submitted by ACPLM and to include curbing. Also, to include areas of raised sidewalks in the overall Special Assessment, second by Andy. Motion carried unanimously.

Terms of payment to ACPLM are: 50% down – 40% upon completion – 10% pending collectibles.

Tracy and Karin agreed to be the main communicators with ACPLM (John) and Management to will keep everyone advised.

How to Fund Roadway Project – Andy reviewed the various funding options available. Board felt a Special Assessment would be the best option. Andy's recommendation is the amount of \$625/per property owner be special assessed. Following discussion:

Motion by Karin to approve a Special Assessment in the amount of \$625 per property owner, to include roadway resurfacing, curbing and sidewalk repairs. Motion carried unanimously.

Notice will be sent to all owners. A one-time payment will be due by May 31st, delinquent if not paid by June 30, 2023.

Certificate of Deposit at BB&T will need to be cashed in. Andy will let Sue know ahead of time when that will need to be done.

Adjournment:

Motion by Pattie to adjourn the meeting at 8:15 PM, second by Tracy. Motion carried unanimously.

Respectfully submitted,
M. Susan (Sue) Marino, Secretary Pro Tem