

Briarwood BCA Quarterly Meeting
March 19, 2024

Meeting was called to order by President Robert Weiss.

Roll call. President Robert Weiss, Vice President Clay Roger's, Secretary Angela Woodruff present.

Vice President Clay Roger's advised we will not be discussing any fines, violations, or collections at this meeting.

The following printouts were handed to community residence in attendance.

3/19/24 Board Meeting Agenda
Minutes from the 1/16/24 Meeting
Financial Balance Sheet Report as of 3/16/24
Financial Profit & Loss Report Jan 1 - March 16, 2024.

Secretary, Angela Woodruff, read minutes from 1/16/24 meeting. Minutes were approved by residence in attendance.

The treasure reports were presented by Maryann Weiss. Reports will also be posted to our community website.
Questions were opened to those in attendance, no further questions asked.

Maryann Weiss also went over the Architectural Review reports and acknowledgement of two new homeowners to our community.

71 Unpaid Dues
31 Accounts in Collection
\$23,000+ owed in dues and fines

Social / Recreation
Treva and Dori reported on the upcoming events.

Sunday, March 24, from 1-3pm. Easter in the Park. They are still open for volunteers, please reach out to Treva or Dori. Lots of fun planned. Tattoos, cupcake decorating, craft station, Easter hat decorating contest. Decorate and wear your headgear down to the park with Easter Decor. Prizes awarded. This event is for everyone of all ages. The Easter Bunny will be present, so don't forget your photo ops.

Community Yard Sale is set for April 20th 8am till the time you choose to finish.

Yard of the month is starting. A \$25 gift card will be awarded to the winner and the community Yard of the Month sign will be delivered to your residence.

Old Business

A request was made at the previous meeting for a more specific breakdown of our insurance, landscaping and groundskeeping. Maryann Weiss went over the breakdown and opened discussion with questions. Clarification for land area covered by insurance was provided. No other questions.

Previously we have discussed raising dues from an annually \$75 to \$100. This subject will be postponed for a later date.

New Business

Question asked to community members in attendance. Do you wish to be notified of the violations issued each month? A vote was taken by those in attendance. A majority vote was in favor. It was agreed that addresses and names will be redacted.

Community requests for covenants changes have been reviewed.

7 commercial vehicles

8 chickens/hens

3 above ground pools

2 trash cans

A list of volunteers will be obtained post meeting for anyone wishing to participate in a committee that will meet starting in April to assist with the narrative changes to the covenant.

A reminder of the process. Begins with a committee (volunteered community members in good standings) to work on wording, followed by a ballot to be issued to each homeowner (in good standings) to cast their vote. After votes are counted the covenant will be adopted as long as there is at least a majority vote of 51%. Once a majority vote has been adopted, no further warnings or fines will be issued on the adopted covenants. All wording changes will be submitted to the attorney for legal completion of said adopted covenants.

Questions opened to community members.

Community member asked when everything was sent to an outside management company? A specific year or date was not able to be provided. Question extended to community members in attendance. While long term community members all participated in open talk. It would be agreed that Dorchester Real Estate Services has been present for a long time on and off.

Community member asked why Dorchester Real Estate Services is not present at our meetings? It was explained that Maryann Weiss is the Liaison providing the information for our community on behalf of Dorchester Real Estate Services.

A community member asked if law enforcement vehicles are considered commercial vehicles? It was explained that they are government vehicles and have an exemption.

A motion was made to not read the minutes from the previous meetings. This motion was rejected.

A community member advised she will be laying down mulch in the playground.

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A community member asked who she is to contact if she wishes to report a neighbor with a violation? It was advised to direct those complaints to Sheri with Dorchester Real Estate Services. 843-563-5005.

A community member expressed frustration regarding the constant complaining of people over rules that he said are not that difficult to follow.

A community member asked what was happening to the house damaged in the fire? It was advised the county comes out after 6 months. There has been no ongoing communication with residents.

A community member brought up the want of an ADU (Accessory Dwelling Unit). A discussion opened regarding our covenant verses county ordinance. Community member expressed gratitude to Maryann Weiss for getting information and contact persons regarding this subject. Clarification was provided that our covenants states any out building shall not be used as a residence, either temporarily or permanently. It also was discussed that a permit for such has not been able to be obtained through Dorchester County since 2004.

A community member commented he has not had continued problems with communicating with Dorchester Real Estate Services since he suggested email as a secondary form of communication. It is recommended to other community members to contact Sheri with Dorchester Real Estate Services and provide her your email in addition to a letter being mailed through USPS(that may not be received).

Community member made comment regarding power not working in the park. Another community member volunteered to assist with getting the power working. He advised he is properly licensed to do such work.

Community member commented about the positive time he had at the recent Senior Bingo. He asked to report two women who got away with all the prizes (Insert laughter here). He is looking forward to the next and hopes for more to join.

MEETING ADJORNED 7:50PM

MINUTES TAKEN BY ANGELA WOODRUFF, SECRETARY

Note from your secretary. If you're reading from home, I hope this report feels as if you were present. If I am standing in front of you. My apologies for how long this took to read.

Briarwood Civic Association

Profit & Loss

January 1 through March 15, 2024

| | <u>Jan 1 - Mar 15, ...</u> |
|---------------------------------|----------------------------|
| Ordinary Income/Expense | |
| Income | |
| Annual HOA Dues | 19,165.00 |
| Returned Check Charges | 35.00 |
| Transfer Fee | 190.00 |
| Violation Fine | 1,675.00 |
| | <u>21,065.00</u> |
| Total Income | 21,065.00 |
| Gross Profit | 21,065.00 |
| Expense | |
| Bank Service Charges | 20.00 |
| Computer and Internet Expenses | 240.52 |
| Landscaping and Groundskeepi... | 1,090.20 |
| Legal Fees | |
| Lien Filing/Releasing | 50.00 |
| Legal Fees - Other | 325.00 |
| | <u>375.00</u> |
| Total Legal Fees | 375.00 |
| Office Supplies | 26.75 |
| Postage and Delivery | 132.00 |
| Professional Fees | |
| Annual Tax Filing | 325.00 |
| | <u>325.00</u> |
| Total Professional Fees | 325.00 |
| Property Management Fees | 1,800.00 |
| Property Taxes | |
| 145-11-05-015-000-C | 177.92 |
| 145-11-05-039-000-C | 12.24 |
| 145-15-03-001-000-C | 187.63 |
| | <u>377.79</u> |
| Total Property Taxes | 377.79 |
| Recreation/Social | 236.56 |
| Repairs and Maintenance | 22.23 |
| Utilities | |
| Entrance | 190.47 |
| Irrigation | 67.20 |
| Playground | 190.04 |
| | <u>447.71</u> |
| Total Utilities | 447.71 |
| Total Expense | <u>5,093.76</u> |
| Net Ordinary Income | 15,971.24 |
| Other Income/Expense | |
| Other Income | |
| Interest | 11.23 |
| | <u>11.23</u> |
| Total Other Income | 11.23 |
| Net Other Income | <u>11.23</u> |
| Net Income | <u><u>15,982.47</u></u> |

Briarwood Civic Association
Balance Sheet
As of March 15, 2024

| | <u>Mar 15, 24</u> |
|---------------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| BCA Operating Account | 24,175.03 |
| BCA Reserve Account | 45,662.11 |
| Total Checking/Savings | <u>69,837.14</u> |
| Accounts Receivable | |
| Accounts Receivable | -872.00 |
| Total Accounts Receivable | <u>-872.00</u> |
| Other Current Assets | |
| Undeposited Funds | 100.00 |
| Total Other Current Assets | <u>100.00</u> |
| Total Current Assets | <u>69,065.14</u> |
| TOTAL ASSETS | <u><u>69,065.14</u></u> |
| LIABILITIES & EQUITY | |
| Equity | |
| Opening Balance Equity | 57,160.20 |
| Retained Earnings | -4,077.53 |
| Net Income | 15,982.47 |
| Total Equity | <u>69,065.14</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>69,065.14</u></u> |