



Briar

Patch

Briar Patch Homeowners' Association, Inc. Website: briarpatchnpr.com

6525 Thicket Trail, New Port Richey, FL 34653

Briar Patch Board of Directors Meeting 05-12-25 Meeting Minutes

Board Members Present:

Greg Davis, President/ Building & Architecture Director; Marie Lawrence, VP/Secretary
Henry Perri, Treasurer, Diolinda Gonzalez, Clubhouse Director, David Vangsness,
Roads & Grounds Director

Greg Davis called meeting to order at 6:00pm

All stood for Pledge of Allegiance - Greg called roll call.

Greg Davis made a motion to accept the minutes Annual meeting. Marie 2nd it and all were in favor.
Motion carried.

Board Members' Reports:

President, Greg Davis Report:

The association remains in good standing in terms of needed corporate licensing, pool certification and liability coverage. We are financially stable as will be evidenced by the upcoming Treasurer's report.

As noted in the past we have established written job descriptions and continue to work on policy, procedures and chemical safety data sheets.

As I noted in the newsletter we have been meeting with the USPS and a USPS certified mailbox vendor and installer. David and I have been attempting to get pricing estimates for new cluster boxes. We have also been attempting to discern the number of boxes and locations. I put a preliminary plan in the newsletter for homeowner review, it is not the final plan. The current replacement estimates are 35 – 45 thousand dollars. That is with installation. We will need to add a budget line-item next year. We may be able to use contingency funds as needed this year.

Please keep your dog off of other's lawns and common grass areas, do not put your trash out in a plastic bag over night, keep your garage door closed, open up to 12 inches or all the way when you are actively working. Please fix your screens, some of them are in terrible shape. Look at the deed restrictions, read what it says about screens and the aforementioned items.

Treasurer, Henry Perri:

We seem to be doing quite well budget-wise. We are right in line with everything. We are keeping our eyes on how our budget this year will affect what we do with the mailboxes. For the most part, we are right on target. Everything seems to be going well.

As far as the roofing project is concerned, we brought into our Lincoln Investment account \$440,000 so far this period. Our total expenses that we just issued checks for are part of the downpayments on some of the projects before they were completed were \$ 177,939. So, we have \$ 262,294 that is going into the escrow account.

A couple of things we are keeping our eyes on are how much we will need to raise the HOA fees. I previously spoke about it two years; we would look at this again. That we would be making an adjustment and an assessment for our cost of living and inflationary indexes, so there will be a coming adjustment. We won't have a definite figure until fall, but I guarantee you we are not going to get hit like we got hit last time. We are keeping on top of this. We must take cost of living and inflationary figures into effect, if we don't, we will get hit.

Secondly, there are some things that our committee is going to analyze as far as future needs. As costs of replacing roofs increase, there is a lot of repairs that must be made on siding and other repairs. We will have to make provisions for those, so they don't hit us like a time bomb when it happens.

Marie made a motion to accept the Treasurer's report. Linda 2nd it. All in favor. Motion carried.

VP/Secretary, Marie Lawrence Report:

I would like to take this opportunity to thank a member of our community by the name of Linda Wiltshire. She has agreed to help me with some of my secretarial duties. It will be a big help in keeping me from feeling overwhelmed with my workload.

Some of you will be hearing from her reminding you about the renewal declaration pages needed when your insurance renewals come up.

It is worth mentioning that we are always looking for help. Please remember that we need members to volunteer to be on this board, as Greg, Henry and I will not be returning to the board after these next two years.

On another note, I would like to reiterate what I mentioned in the newsletter. I am not privy as to why J.D. Parker and Sons—Waste Pro did not pick up your garbage. Please call them 727-845-1024. Their number is also in your directory on the very back page. They will contact their drivers and let them know you called about your garbage not being picked up.

There is also information at your fingertips about what is the responsibility of the homeowner and what is covered by the association. It answers frequently asked questions, like what the maintenance fees cover and what they don't cover. So please keep your directory handy.

David Vangsness, Roads & Grounds Report:

Our Board of Directors is currently in the process of planning to replace our aging mailboxes. Although the boxes are owned by Briar Patch, USPS must approve the types of boxes and their locations. We have already met with our local Postmaster, and we are tightly constrained as to where the boxes may be placed. Because of this, some of our members may have to walk a little farther than before to check their mail. We will do our best to spread the boxes as evenly as we can throughout our community.

The quote we have gotten from the mailbox installation company (Creative Mailbox Design) is around \$41,000. In addition, we must have concrete pads poured for mounting the new boxes. We don't have a cost on that, as of yet. All mailboxes will be on the same side of the street. We reduced the locations to 8 box clusters. These boxes have separate compartments for packages. The installments will have to be done in stages.

Treasurer, Henry says that provided we don't have any unforeseen large expenses, he thinks that we can probably stretch it out over two years. David says we are looking at about 22 or 23 thousand for half of the cost.

Greg Davis, Building & Architecture:

Buildings & Architecture:

We have just completed the re-roofing of buildings 13 – 19 on Remus & Slippery Rock. The engineer has scheduled for this week, Friday, to schedule inspection for the wind mitigation report. He will need to enter each building to inspect the attic and take photos. We replaced wood sheathing and framing on the buildings that had trees hanging over the roof for many years. Please have branches trimmed away from your structure. Our contractor should be available to start some siding replacement on various buildings. We don't have a solid date based on their schedule.

POOL

The pool lights are not working properly, and it seems they will need to be repaired or replaced. I have one estimate at approximately \$2000.00. We will get them repaired when appropriate.

Clubhouse Director, Dolinda Gonzalez:

Clubhouse updates:

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- No game night tomorrow, May 13th or May 20th. Please read our monthly Briar Patch newsletter for more game night and events information.
- On Monday, May 19th at 6:30PM at the clubhouse, our mayor, Chopper Davis will be meeting with the Briar Patch community. Please come to meet the mayor and bring any question(s) you may have. Thank you to Frank for notifying us of the mayor's wishes to meet us.
- On Monday, May 26th at 11:30 AM, we will have our Memorial Day event. Please sign up and indicate how many people will be attending. The HOA would like to have enough hot dogs,

hamburgers, and water for everyone so please sign up. Also, please indicate what you will be bringing to avoid duplications.

Maintenance:

- Both toilet seats have been changed.
- New pool lounge chairs will be reviewed soon.
- New fans will be reviewed soon.

Thank you so much to everyone for your dedication and support to make all this possible!

Member Comments or Questions:

Mary Ann mentioned that her garbage was not picked up today because they came very early. I told her that members have to put their garbage out the night before. This is mentioned in the directory and in the Deed Restrictions.

Suzie wanted to know if each new mailbox will have a place to mail out letters. David said yes.

Aphrodite wanted to know how many mailboxes were going to be on Remus. The answer was, not sure yet. She mentioned that people park all day in front of the mail boxes. Greg said we will address that.

Evelyn wanted to know if the inspector has to go into the house or if he could just go into the garage. Greg said that he has to go up into the attic. He will need to go into homes. He has to take pictures in the attic of the tie downs showing 6 nails.

Evelyn offered to help Linda with the Memorial Day party. She also wanted to know when the fence on Trouble Creek was going to be fixed. She was told it was the City's job. Donna also offered to help Linda for the party.

Greg wanted to know what the average run time for the sprinklers are. David wasn't sure. Suzie said it was one hour. Marie said that the common areas by Trouble Creek are on for more than 3 hours.

Henry wanted to be sure we as a BOD went through the venting process before we have the mailboxes put in. We need an executive Board meeting ahead of time without action per Greg.

Greg addressed the group that CHANGE is coming and we can't please everyone.

Marie made a motion to adjourn. Linda 2nd it. All in favor. Motion carried.

Greg Davis Adjourned meeting 6:50 pm

Marie Lawrence
VP/Secretary