



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

Briar Patch Board of Directors Meeting 08-11-25 Meeting Minutes

Board Members Present:

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

Greg Davis called meeting to order at 6:05pm

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:

I would first like to thank each board member for their time and the work they put in managing HOA business. Secondly, I thank every HOA member that volunteers their time and efforts in assisting the HOA in managing and participating in operations of the community. We the HOA BOD cannot do it all alone.

Our last "emergency" meeting in July was in support of mailbox replacement. We have decided to move forward with replacement now. The post office is currently reviewing the cluster box location map. When that process is completed Creative Mailbox Design will notify us and we can have the new concrete pads installed.

Most importantly, we need homeowners that are able, to be willing to volunteer to join the HOA BOD. Why? We who are currently on the BOD have and are putting into place a management plan. Our plan and process is exactly what an HOA management company would provide except without the additional cost. We have documented, standard policy and procedures, job descriptions and procedural instructions. We would pay a management company in excess of \$100 to 150,000.00 per year. This means monthly assessment would rise by \$50 - \$65 to pay them. They like to prove their value, so the love notes we send asking homeowners for bylaw compliance would be coming at you a lot more. They definitely like to fine people. We don't want that type of management. I am asking you to think about joining the BOD! Please think about it and submit your name for November 2025.

A Deed Restricted Senior Community 55+

Eventually the team we have today will want to resign and relax. We have put into place a systematic level of operations. What we are doing is to put the community in a position that by 2029 the infrastructure won't be an issue for many years into the future. We will have replaced roofs, siding, pool furniture and mailboxes. There will be a period of 10 - 15 years when we may not need to budget as much money. We may be able to build up our finances for the future wave of needs.

Treasurer, Henry Perri:

We have had to revise the Budget, not because of operations, but because of the mailboxes. So, we had to move some things around. One of the areas was the Contingency Fund. Originally the budget was estimated at \$ 33,000. We moved \$ 15,000 out of there. The other was in Painting. It was budgeted at \$ 40,000 for the year. We moved \$ 20,000 out of Painting. The other had to do with Pool Maintenance. The original amount was \$ 20,000. We moved \$ 6,000 out of there. We did the same thing with Legal and Irrigation Repairs. What we were able to do is pull \$ 53,000 out of the current year's budget and realign that to pay for the mailboxes. We are not raising HOA fees to cover the cost of the mailboxes. We have been operating pretty lean on our expenses.

Henry made a motion to accept the revised budget. Greg 2nd it. All in favor. Motion carried.

As far as the current operations are concerned, we have been operating very efficiently.

A few of our line items are:

Building Maintenance & Repairs- the annual budget is \$ 53,600. We spent \$ 48,399 for the first seven months, leaving \$ 5,200 remaining.

Clubhouse Maintenance- the annual budget is \$ 7,000 and we have only spent \$ 2,100 so far.

Contingency Fund- originally was budgeted at \$ 33,000. We made a line-item adjustment. We have \$ 15,000 less there.

Rid-O-Rust Maintenance- we budgeted \$ 6,000. We have only spent \$ 2,200.

Painting- Annual budget is \$ 40,000. We should start painting again in October.

Pool Maintenance- we budgeted \$ 20,000. To date we have only spent \$ 7,500 Greg said we might spend another \$ 5,000. Henry mentioned that would give us some reserve to transfer into the new year.

As we go further down the line with the siding project, we don't know what we are going to get hit with. There might be a realignment of the budget between now and the end of the year.

As far as Lincoln Investment goes, we could be making a lot more money on our investments. We should take a look at what other companies offer.

There is generally excess funds that come in through the HOA assessment of about \$ 25,000 to \$ 30,000 monthly. After August and September, we should have about \$ 75,000 to transfer to the Lincoln Investment account. Unfortunately, we are only making less than 3% with Lincoln Investment. I looked at the Vanguard Growth Fund, I have money in Vanguard and I have been averaging close to 7%. That's a big difference. Before we make any moves, we have to make sure we have accessibility. Greg will go with me when I meet with them. A lot of these funds have a mechanism in them that you never lose your principal investment. It is locked.

When it comes time to raise our HOA fees, we will look at the inflation rate and the economy. We will not wait 10 years before we raise these fees. When we do, there has to be a reason such as inflation and cost of living.

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

VP/Secretary, Marie Lawrence Report:

We still have not received the renewal declaration pages for a good majority of the members. 39 to be exact. Some go back to April of this year. I only counted through to July. There are some policies that will come due in August through December of this year.

You are required to send in your renewal once you get your policy from the insurance company. I don't need the whole policy, just the declaration page with your name, address and policy coverage date. Linda Wiltshire is helping me with this. So, when she calls you or emails you, this is what she needs from you.

On another note, there are a few members that are either paying their HOA dues with bill pay or coupon. Some of these members are not paying their dues for Truist bank to receive them before the 5th of the month. If you are setting up bill pay, find out how long it will take for your bank to transmit payment. If you are paying by check, please allow enough time for the post office to get it to the bank and for the bank to process it. Typically, it takes at least a week. I have seen it take 10 days in some cases.

David Vangsness, Roads & Grounds Report:

1. Landscaping

The board has made one change to our landscaping service we have asked that Cutters Greenscapes not spray for weeds in homeowners' flower beds or anywhere where there are planted or potted plants.

We continue to receive complaints from our members that their plants have been damaged or killed by weed killer. Probably some of these complaints are justified. Probably some others are not. Since there is no good way for the board to determine for sure who is right, we thought it best just to discontinue this service.

Interested homeowners will now be responsible for weeding of these areas on their property.

2. Mailbox Replacement

Our ongoing project to replace our aging mailbox units is moving along. The design and color of the mailboxes has been chosen, a vendor selected to do the work and the new box locations determined. We have divided the community into eight zones, each zone having one location for boxes.

Please be advised that we are tightly constrained as to where we can locate the box units.

First of all, we must follow all the USPS and ADA guidelines.

Second, we have located the boxes where there are already existing easements so as to not encroach on anyone's property.

Thirdly, we have placed the boxes between buildings to avoid blocking the view of the front of anyone's unit.

If you would like to view a map of the mailbox locations, you can view this on the BriarPatchNPR.com website. For those of you who do not have a computer or internet access, we have placed a few copies on the table at the back of the room.

At the present time we are waiting for approval from the Postmaster on the box locations. Once we have that we will move forward. Our vendor tells us that the project should be completed by the end of August.

Please be advised that our mail delivery service will be stopped for 3-5 days while the new boxes are installed. First the USPS must remove all the mail from the existing boxes. Then the new boxes will

be installed. The Postmaster will then send over someone to install locks on the back doors of the boxes. After that mail delivery will resume.

If you are expecting an important letter or package during this time, you can pick up your mail at the main Post Office on Main St. New Port Richey (not the one on Madison).

Greg Davis, Building & Architecture:

Buildings & Architecture:

We have continued to work on improving our buildings by replacing the old, damaged and worn-out siding. We completed 4 building walls, and they look much better. New siding with a vapor barrier behind it. Any damaged studs or material behind the siding was replaced. There are 6 more buildings in need of repair. We will budget for them next year. We still have approximately ten small jobs to get done. The contractor is due to return next month. Duna painting plans on being here in October after rainy season ends.

POOL

We have started the process of pool lounge replacement. We will replace and repair loungers and chairs over time. (at patio furniture's speed) Some of them were broken needing welding. We will replace 4, then send 4 out for re-strapping and repeat the process once, as we have a dozen loungers We need to spruce up the area! Pool Medic is working on the pool light replacement. Next year I would like to look at landscape needs at the pool. We lost a big palm tree and a small one needs replacing. One of the large hedges is slowly dying. Briar Patch is at 30 – 40 year mark and it is time to renew the infrastructure.

Clubhouse Director, Dolinda Gonzalez:

Game Night and Events;

No Tuesday's game nights until fall.

The Christian Study & Fellowship Group continues twice a month, every second and fourth Wednesday at 2 pm. Next class is this Wednesday, August 13th.

The Paint & Sip continues the **third Thursday of every month.**

Our next class is Thursday, August 21st.

Maintenance:

Thank you, Greg, for ordering the new pool lounge chairs.

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

Member Comments or Questions:

.Susan wanted to know when the mailboxes were going to be installed. Greg told her the Post Office has to approve the layout first, then we can start.

Linda wanted to know why the weed spraying stopped. David said he had them stop because people were complaining about their plants and flowers being killed.

Greg mentioned to David to please have them resume their spraying and have the members who don't want their gardens sprayed that they need to have a NO SPRAYING signs put in the beds.

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

Greg Davis Adjourned meeting 7:25 pm

Marie Lawrence V/P Secretary