



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

**Briar Patch Board of Directors Meeting
11-10-25 Meeting Minutes**

Board Members Present:

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

Board Member Absent:

Henry Perri, Treasurer

Greg Davis called meeting to order at 6:00 pm

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

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

Board Members' Reports:

President, Greg Davis Report:

Salutations and blessings to all of our Veterans!!

Once again, I would first like to thank each board member for their time and the work they put into 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.

The CBU's are in place and look great. Height is a problem for a few people. If you are affected in this way, please let us discuss this matter after this meeting.

Most importantly, we need homeowners who are able to volunteer to join the HOA BOD.

This current board is doing the "heavy lifting" we have the 30 year deadline. Our buildings, pool, outdoor furniture and roofs all have a predicted lifespan of about 30 years.

Well of course the roofs do not last that long. Our siding, trees and shrubs all need replacement or refurbishment. It is a lot of expenditure that is occurring NOW.

A Deed Restricted Senior Community 55+

Once we make it through these years and into 2030 the HOA will have a period of low capital expenditure.

I met with the Treasurer to discuss and complete planning for the 2026 budget and the Homeowners' monthly assessment.

The finance committee also met to discuss and formulate the 2026 budget. It will come up for approval next year.

Treasurer, Henry Perri Report (Marie Lawrence giving in Henry's absence)

I apologize, as I submit my report in absentia, I am currently "under the weather" so to speak and hospitalized. We have completed the mailbox (CBU) replacement process, they look great and the mail is dry. The total cost at this time was \$ 47,600.00 for which we adjusted our budget line items and reduced expenditure elsewhere in the budget to create the line item for CBU replacement. Our operations are efficient and generally within budget. The buildings repair is over budget. We reduced the budgeted amount and then had an emergency siding repair.

I reported in the last meeting that we had access issues with Lincoln investments. Greg and I now have full access, after he spent some time on the phone with multiple people. I deposited \$50,500.00 into the Lincoln investment account in October, the balance is now \$130,000.00. We did not make the proposed budgeted deposit this year of \$100,000.00. We replaced roofs and unbudgeted mailboxes. We have not been able to complete our search for better interests rates.

I have met with the HOA President to review the 2026 budget process, and we are working on next year's

budget. We have cost increases as you all are aware such as waste disposal and utilities.

These are a big part of our budget. General maintenance is expected to increase as we have 6 – 8 exterior building side walls that need replacement. The estimated costs are about \$100,000.00.

We will need to replace the remaining roofs of 16 buildings, some due in 2027. The estimated cost is going to be about 1.3 million dollars. The estimated projected cost was discussed with a roofing company. To meet our obligations under the bylaws we must generate the funds that we need.

As I stated to the board and all members 2 years ago, we will review bi-annual increases to meet our funding needs. I have reviewed the past analyses that indicate we need to increase our monthly assessment fees for 2026. Using my projections we will need to increase to \$230.00 per month.

We will be able to generate the capital needed and we will have flexibility in terms of the start date for roof replacements. If we must, we can push the roofs back to 2028 – 2029. Based on this information and barring any unforeseen capital expenses we should be able to forego the next increase in 2028.

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

Greg made a motion to put the HOA BOD increase fee to \$230.00 per month for the next fiscal year. Greg opened the floor to questions before the BOD's vote on the motion.

A member asked if these increases will be annually or bi-annually. Greg commented that they were bi-annually and that we should be able to pay for the roofs needed in the next two years. We will still

continue to accumulate funds so that when we get to 2028 we might not have to increase the fees and if we do it will be very minimal. Maybe 10.00 more.

There were no more questions and Marie 2nd the motion. All in favor. Motion carried.

VP/Secretary, Marie Lawrence Report:

Anyone still needing their mailbox keys, please call 727-808-2101 or send an email to briarpatchnpr@yahoo.com. Please state your name, address and phone number and I will contact you. Please don't come knocking on my door, I don't have the keys in my house. I will be getting things ready for our next Annual meeting in February 2026.

At this time I will be needing to collect resume's (a short paragraph about yourself) from our members who are willing to be part of our Board of Directors.

There are two board members who will be up for renewal. One is not returning. Please consider volunteering your time to help this community.

If not enough members have come to the plate to volunteer (the minimum that can be on the board is three) then by 2028 we will be actively looking for a management company to take over when our term is up, if not before, depending on the circumstances.

David Vangness, Roads & Grounds Report:

In October our mailbox replacement project was completed. All the new keys have been distributed to homeowners currently in residence.

The total cost of the project was \$48,844. The amount budgeted for this project was \$53,000 so we were about \$4000 under budget.

There is an issue with the height of the boxes and we are working on it,

There are three trees on Cabbage in the common areas that need to be cut down. They are deceased. Swingle is having an arborist look at them to get a letter stating that they need to be cut down so he can get permits required by the city. So far we have an estimate of 6,500 and working on getting more estimates.

Please remember to keep bushes and plants away for the siding on your home.

Greg Davis, Building & Architecture:

We completed the last repairs for this fiscal year. We finished well over budget, since we re-allocated budgeted funds to complete the mailbox replacements.

A repair request was received that needed immediate attention. The siding was totally crumbling and damaged. We have at least 6 – 8 buildings that are in need of side wall replacement.

Duna painting was scheduled to start painting today November 11th 2025.

The last set of pool loungers are at the factory being re-strapped. We will re-strap chairs in the spring. We will also be replacing shrubbery at the poolside.

There are trees and shrubs that are at the end of their life and need replaced.

We are a little behind in our investments because of the mailbox purchase. Hopefully at the end of this budget year, we will have enough that we can put 30,000 or 40,000 more into the investment account. We do have to fund the checking account for January and February till we switch over to the fiscal year.

Please follow the bylaws. Those that have not, have received letters from our lawyer. The next thing we will be forced to do is start fining people.

Clubhouse Director, Dolinda Gonzalez:

We have started Tuesday's game nights. We will have trivia tomorrow, November 11th.

We will be having an arts & crafts night this Thursday, November 13th from 6 to 8 PM.

We will be creating Thanksgiving photos decorations.
Highland Pharmacy sponsors this event. Please add your name, information, etc. to the sign-up sheet on the bulletin board.

The Christian Study & Fellowship Group continues every second Wednesday's of the month at 2PM. Our next class is this Wednesday, November 12th.

Paint & Sip continues the third Thursday of every month. Our next class is Thursday, November 20th.

We will be having our holiday decoration on Saturday, November 29th at 9 AM.
Please add your name, information, etc. to the sign-up sheet on the bulletin board.

We will be having our holiday luncheon on Saturday, December 13th at 12:30PM.
Please add your name, information, etc. to the sign-up sheet on the bulletin board by December 6th .
We will be providing sandwiches and water.
Please bring something to share with your neighbors (appetizer, dessert, your favorite dish or drink, etc.)

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

Member Comments or Questions:

A member wanted to know what walls were going to be replaced. Greg commented on the ones that needed it the most because of weather beating on these walls and damaging them because of the old siding that is in dire need of replacement.

Greg commented that members need to be sure sprinklers are not spraying on their houses. A member complained of the smell up front on Cabbage when the sprinklers are on. Another member thought that it was because of reclaimed water, but we have well water. It smells just as bad.

Another member complained that the roofs were not put down right across from the pool. Greg said he has not gotten any complaints.

Another member said he did some math about the cost of roofs. He felt that 65,000 for roofs for a building is unbelievable. Greg commented that it was not unbelievable. The member said that he paid 15,000 for a 14 thousand square foot house.

Greg said that he got multiple estimates when he shopped around for roof replacement. We needed a company that stands behind their work.

A member wanted to know if we could have the waste company come out once a week to reduce the charge. We told him that it is the same amount of money if they come out once or twice. They would not reduce the charge.

A member asked about insurance. Greg commented that the insurance companies at the HOA convention that he went to with Marie explained to us that this year was a SOFT year and they were going to reduce prices because of no hurricanes this year. He said he would believe it when he saw it.

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

Greg Davis Adjourned meeting at 7:05 pm

Marie Lawrence V/P Secretary