



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

2026 Minutes of the Annual Meeting

February 16, 2026 - 1pm Calvary Chapel Worship Center 6825 Trouble Creek Road.

Recorder: Marie Lawrence, V/P Secretary

Board Members Present:

Board Members In attendance: Greg David, President; Marie Lawrence, VP/Secretary, Dolinda Gonzelez, Director of Clubhouse (Interim Treasurer)

Board Member Absent: Henry Perri, Treasurer

Greg Davis called meeting to order at 1:00 pm

Pledge of Allegiance

President called for conformation of Proof of Notice of Meeting that documents were mailed before the required deadline. Marie handed him the Notarized document.

Introduction of Candidates:

Linda Gonzelez

Victor Oliveras

Frank Ferreri

Ballots collected by members of Election Committee.

Greg Davis made a motion to accept the 2025 Annual Meeting minutes. Marie 2nd it. All I favor. Motion carried.

Board Members' Reports:

Greg Davis, President – Buildings & Architecture

We had a good year, 2025! No hurricanes!!

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 the operations of the community. We, the HOA BOD cannot do it all alone.

Next year, 2026 we will have some change at the board level. Mr. David Vangsness gave us a year and is leaving the BOD. Mr. R. Henri Perri is leaving due to health reasons but will remain as a financial committee advisor. We have 2 volunteers for 2026 Mr. Victor Oliveras and Mr. Frank Ferrari.

We were able to re-roof 7 buildings this year and insure the roof with the GAF golden Pledge Warranty. We were able to replace the CBU's (mailboxes) which were not in the budget. We juggled our budget line items to get this done. They look great and have greatly increased the efficiency that the USPS needed.

FYI: IT IS AGAINST USPS RULES TO PARK IN FRONT OF THE CBU'S !
PLEASE DO NOT PARK IN FRONT OF THE BOXES.

Duna just finished building painting for 2025.

The pool chaise loungers were replaced or re-strapped.

Most importantly we resided 3 damaged exterior walls.

We replaced 2 porch beams and multiple single siding replacement jobs.

This will be our biggest and most expensive tasks going forward with building refurbishment.

Financially we meet all our routine obligations and are fully solvent.

We were able to deposit 50K into the Investment Account after spending \$362,000 (approx.) for roofing.

We have made another 50K deposit this week leaving our investment balance at 181,000 (approx.)

We hope for a great 2026 with no unforeseen negative happenings.

Linda Gonzalez, Interim Treasurer

I would like to give a special thank you to Henry Perri and all our HOA Board members for all their hard work and dedication to the Briar Patch HOA Board and our community.

In review of our 2025 financial budget of \$362,350 we were just slightly over by \$19,000 at \$381,205, 105%. This was due to our building maintenance/repairs, roads/grounds, and insurance.

For our new 2026 calendar year budget, we are accruing total estimated expenses of \$382,440 which is just an increase of \$20,000. For 2026 budget, we have increased the buildings maintenance/repairs category to be more in line with our expected expenses this year. We have realigned our expense categories that were reduced to cover the new mailboxes in 2025.

On our 2026 budget sheet we have added a "Total Income" line. We are not expecting any major repairs this year other than the building wall repairs. We should have a two-to-three-year break on roof repairs.

Our Lincoln Investment reserve account as of December 31,2025, was \$131,095.

For 2026, we have an estimated allocation of \$100,000. This month, we have deposited \$50,000 for a total of \$ 181,000. We have established monthly deposits starting next month.

Our CPA, Schalles & Associates, will file our 2025 year-end corporate income taxes.

In 2027, the finance committee will review the need for an HOA fee increase for 2028.

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

Marie Lawrence, VP/Secretary

In 2025, a total of 9 homes were sold. 2 sold in January 2026 and 1 in February. So far we still have 6 more homes for sale.

I would like to welcome all these new homeowners. I hope some of them are here today.

Many members have not submitted their renewal Declaration page to Briar Patch. This is a requirement. I have emailed or called everyone who has not done this yet. You know who you are. Please submit them to our email address briarpatchnpr@yahoo.com or make a copy and place it in my bin in the clubhouse. It has my name on it. You do not need to come to my home.

Next week I will be bringing everything to the printer's for our 2026 Directory. Please, please put your directory somewhere where you can access it when you need to refer to it for any questions you might have. It is full of information that you need.

I would appreciate it if you accessed your directory or our website before you call me to answer a question that can easily be found either in your directory or on our website briarpatchnpr.com. Just go to General Information.

David Vangsness, Road & Grounds

Our lawn care services continued in 2025 with no major issues.

In November the Board contacted an arborist to inspect the trees on the common area between Cabbage & Trouble Creek. Five of the oak trees were determined to be dead or dying and unrecoverable as well as one tree on Big Loop next to building 19. Two of these six have already been removed and the other four will be removed as our budget allows.

The biggest project for the year was the replacement of our aging mailboxes. This required following the USPS guidelines and locating the new cluster box units in a way that did not infringe unreasonably on any home owners properties and were distributed as evenly as possible. This project took approximately 5 ½ months to complete and was finished on time and under the projected budget.

I'm not planning to run for re-election to the board and so would like to thank the other Board members and our homeowners for making my time on the Board as pleasurable as could be expected. I look forward to assisting whoever may take my place in 2026 as much as needed during the transition.

Diolinda Gonzelez, Dir. of Clubhouse –

I would like to thank Maryann Murray for stepping up to help with checking the clubhouse and bathrooms. I would like to thank the following individuals for stepping up to help with the upcoming game nights: Donna Forester – Bunco, Evelyn Arnheiter & Patty Wahrendorf – Mexican Train Dominoes, Ellen Walsh – Trivia, Kathleen Baur – Wine Tasting

Thank you to everyone who helps us with everything that needs to get done for our Briar Patch community. None of this would be possible without everyone's help! Thank you so much to everyone for your dedication in making all this possible!!

Please read our monthly Briar Patch newsletter as it is full of information. Thank you.

Results of votes for candidates

Dolinda Gonzalez 106 votes

Victor Oliveras 99 votes.

Frank Ferreri 100 votes.

Quorum met 114 votes

Approval of 2026 Budget 107 yes; 1 no.

Questions and Comments from members:

Phillip Geraci – I believe the speed limit should be 10 miles per hour not 15. Many grandchildren come visit in the summer and walk on both sides of the street and it is dangerous when traffic speeds down the street. Could the city change the speed limit from 15 to 10 miles per hour.

Gregory Williams – wanted to let everyone know he does pressure washing of driveways at a reasonable price.

Gwen Maloy – wanted to know if there were any new owners here and to welcome them.

Another member who did not state their name wanted to know if we had a handy man we would recommend. David had a phone number members could call 727-342-9990. Marie said you could get on  **Nextdoor** it is an email that connects the surrounding neighborhood. People are always letting you know who they recommend and who they don't recommend.

Phillip Geraci – commented that we should put a column in the newsletter for recommendations for insurance and whatever is needed.

Claire Phillips – commented that we could also put recommendation on the bulletin board at the clubhouse.

Greg Davis reiterated that Tri-S would come out and give homeowners a quote for termite inspections of your home and property for a discount and do quarterly inspections for 81.00.

Roger Meriano – commented on the handyman anyone hires, that they have to be sure the person they hire has insurance. .They can sue you if they get hurt in your house.

Sandra Sgroe – commented that the painters do not paint the bay window. Greg said he wasn't aware of that and he would have to check on it.

Greg Davis mentioned that the dusty road impacts us negatively and cause a lot of dust on our cars and he would like to be able to bring it up to David Swingle that we as and HOA would go in ½ with him to pave the road. It is not that long of a road.

Greg Davis said that it would make Marie's life much easier if you would be sure to submit your insurance declaration page for your insurance yearly when you renew your insurance.

Marie Lawrence commented that the Governor signed into law that if you have your home paid off that you don't need to insure it. That is not true of HOA's. All our homes are connected and if something happens to your home and it is not insured and you don't have the money to fix it, then it brings down the value of the homes surrounding your home. It is not fair to them or to yourself.

Greg Davis said that if you don't want to get insurance then you have to submit a surety bond of \$300k minus or plus the value of replacement of your home. Everyone in here signed a form that states they read our Bylaws and Deed Restrictions which state that everyone is required to have HO3 insurance on their respective homes.

Greg Davis said that Debbie Manns was probably not coming and Marie made a motion to adjourn the meeting.

Greg Adjourned the meeting 2:05pm