



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

**Briar Patch Board of Directors Meeting
05-11-26 Meeting Minutes**

Board Members Present:

Greg Davis, President, Marie Lawrence, VP/Secretary,
Victor Oliveras, Building & Architecture Director, Frank Ferreri, Roads & Grounds Director

Board Member Absent:

Diolinda Gonzalez, Treasurer/Clubhouse Director

Greg Davis called meeting to order at 6:00 pm

All stood for Pledge of Allegiance.

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

Board Members' Reports:

President, Greg Davis Report:

We have welcomed our new board members Victor Oliveras and returning Frank Ferreri. They have both been busy in their respective areas Buildings & Architecture and Roads & Grounds. I thank them both for volunteering for this job in service to our community. Diolinda has taken the lead at Treasurer without problem and under duress. Thank you Linda.

Many, Many, thanks to Marie for tabulating and tracking our monthly assessment logs for Diolinda to reconcile that income with the bank etc. and the insurance certification pages for each homeowner etc.. Also, for keeping up with many other things, website, phone calls, work requests etc.

In both Victor and Frank's areas we are currently requesting bids for service from various vendors. Although we have been working with a good contractor, it is felt we may get better pricing with a new bid process. That is good for building repairs and for

landscaping. If you see us walking the property or someone with a clipboard taking notes, that is what is happening.

We have 6 major repair jobs 3 moderate jobs and 20 small jobs. A major job is to remove, repair and replace all of the siding. Moderate job is to replace porch support beams and above garage door boards. A small job is replacing 1 – 4 pieces of siding. Please be patient as we work through this process, we will get to as many repairs as we can fit into the budget.

Even though we increased the budget, it remains a lot smaller than what is needed to fix everything this year. Deferred maintenance and age catches up.

We have had to utilize legal representation for the process of fining people who will not follow the Bylaws that we all live under. We are a party to a **foreclosure suit** regarding a property. The attorney is actively attempting to locate an absentee homeowner. Everyone should be aware that a home that has no “owner”, means we do not receive the monthly assessment reducing the HOA income. At this point we have 3 of them.

We are working toward increasing our reserve deposits as you will hear in the Treasurers report. This year, we will attempt to stay under budget as we did last year. Hopefully we will have no unforeseen events.

Thank you to the volunteer Pool and Clubhouse Teams, thanks for all you do!!!! Thank you to the many unsung but noticed volunteers! Picking up branches, cleaning up trash moving garbage cans etc.

Please submit via email any info for the newsletter by the 19th of the month. Please consider volunteering for the HOA board or running for office.

Treasurer, Diolinda Gonzalez Report (Marie Lawrence giving in Diolinda's absence)

As of April 2026 month end, we are at 22% (\$84,014) of our yearly 2026 estimated financial budget of \$ 382,440.

In April 2026 we deposited \$ 25,000 into our Lincoln Investment account. This brings us to a total of \$ 75,000 deposited so far this year. Giving us a grand total of \$ 207,910.15 to date with interest.

We are working with Lincoln Investment to establish direct deposit. Our CPA, Schalles & Associates, as filed 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 Treasurer's report, Greg seconded it. All were in favor. Motion carried

VP/Secretary, Marie Lawrence Report:

I would like to welcome the new members to our community that have purchased a home in Briar Patch in the last few months.

There are two homes that sold in March; 6506 Remus and 6506 Thicket. 6520 Thicket sold in April, and 6514 Thicket is a pending sale.

We still have 9 homes for sale in the community.

In addition to that, there is one home still in probate, one home in foreclosure and one home being handled by our Attorney. Most members are all up to date with their HOA payments with the exception of these 3 homes.

If you have paid any HOA dues late and have been charged with a late fee that you still have not paid, just note that the late fee stays on your record until it is paid.

If you haven't sent in your renewal Declaration page for your home insurance yet, please do so. You can put it in my bin at the clubhouse or mail it to 6525 Thicket Trail, New Port Richey FL 34653.

Frank Ferreri, Roads & Grounds Report:

Despite the severe drought, the majority of lawns look very good. A few areas have suffered and may need either plugs or resodding, which is the homeowner's responsibility.

If re-sodding is in your plans, please advise the HOA to be sure of the correct sod to use.

Tri-S is our grounds management and is aware of affected areas. Water restrictions only allow one time per week to run irrigation. There have been some sprinkler broken head issues resulting in "gushers". Once reported, they are passed on to our grounds company for repair.

All signage is being replaced. The posts for private and guest parking are being painted in the same color as the homes.

Owners are responsible for having their driveways and sidewalks cleaned. Some are in dire need of being power washed. You can contact Greg Williams, who is also a member of our community. Phone number 407-492-6287 for a quote to do your driveway and your sidewalk.

Victor Oliveras, Building & Architecture:

For the past couple of months, I have been assessing the buildings throughout our community. There are a lot of repairs that are needed, some are minor and some that need attention ASAP, especially with the siding.

The Board has been shopping around for a company that is reasonable, but at the same time using the materials that will last many years. We ask that you please be patient while we are in the process. This is taking more time than expected.

Also, we will be sending out letters to the members who have not responded to us in regards to tree branches and limbs touching and scraping against their roof. This can cause water damage later down the road. Any damage caused from neglect on the part of the owner is their responsibility, not the HOA's to repair.

Please do not forget to clear your gutters. Dirty gutters not cleaned properly can cause the same damage eventually.

As always, if you see something that you think is not right, please contact the HOA.

Clubhouse Director, Dolinda Gonzalez:

Thank you to everyone who has stepped up to help with checking the clubhouse and bathrooms and hosting game nights.

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!!

Member Comments or Questions:

David V. commented that owners need to let the HOA know when sprinklers aren't working. If they don't that is on them. Marie commented that some homeowners, like her, never see their sprinklers come on to even know if they are working or not because they come on late at night. They aren't aware until their lawn starts to dye off.

Victor O. commented that the best time to water grass is either in the morning or later after the sun goes down. Because when the sun is on it, it will burn it.

Greg D. said that he really did not want to put that responsibility on every homeowner. It's very hard to know what is working and what isn't.

Gwen M. commented that when she moved here in 2019, homeowners were not to water or do anything to their lawns. We pay the HOA and the HOA does not resod but the HOA is responsible for taking care of our yards. She put in a request when her yard was fairly healthy and now is pretty much dead. Her question was, if she re-sods it, who is responsible for taking care of it. We pay our HOA monthly to take care of our yards.

Greg D. said that now is not the time to re-sod, not until we are in rainy season. We have to suffer with ugly grass for a while.

Frank F. commented that even being allowed to water once a week is not going to save your lawn. We need rain.

Greg D. said that he would like to look at some things and figure out what we can do in terms of the lawns that have gotten really bad. We will have to look at it and see what the value is to us to assist the homeowner.

Frank F. commented that when Gwen's and Marie's lawn was inspected to see if it was bugs of any sort, that could be addressed or if it was any other sort of disease, that could be addressed. It wasn't, it was just the fact that the lawns were just dead.

Greg D. said that if there is something the HOA can do, then we will do it. We are looking at bids for contractors and landscapers.

Gwen M. made a comment that she was told because she lived in a 55+ community that they could re-sod cheaper than you could as an individual.

Janice B. commented that she was told we paint every 7 years, but her neighbor says she has not been painted in 9 years. Greg commented that Duna doesn't miss, that's \$ 6,000. He is very good at his job.

Victor O. commented that when he spoke to the owner of Duna Painting, he keeps everything on schedule.

Sandra S. wanted to know if the front and back lawns were watered at the same time. Greg said, not necessarily.

Jim B. said that he put a cup on one of his sprinklers to see if it worked.

Frank S. commented on the fact that we should be concerned about safety. People don't adhere to 15 mile per hour signs. We need speed bumps.

Frank F. said that these are city streets. Years ago it was determined that the speeding was very minimal. Chopper, our mayor, said that if anyone is interested in getting speed bumps, should go to the next City Council meeting. Let them know you are in a 55+ community, and you are worried about speeding in the neighborhood. Put it on the docket. That is the only way that it possibly could get done. I think it's the first Tuesday of every month at city hall.

Greg D. asked Frank F. to get with Chopper about the dirt road off of Big Loop to see if it can get paved.

Janice B. commented that the people that live off the gravel road have a bonfire almost every night. Greg D. said to just call the police – call the fire department. We are in a drought.

David V. wanted to let the board know that they were all doing a great job. Everyone applauded.

Greg D. wanted to let everyone know that if you have a dented garage door, to please have it fixed. If you have dead bushes, get them taken out. We need to keep our community looking good. Curb appeal is important.

Irene S. commented that maybe we could paint our driveways white. Greg D. said you would have to maintain the white. Marie said it would look really bad when the paint started to peel. Victor O. said that oil stains from your car would really show on it too.

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

Greg Davis Adjourned meeting at 6:38 pm

Marie Lawrence V/P Secretary