



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

**Briar Patch Board of Directors Special Meeting
06-28-26 Meeting Minutes**

Board Members Present:

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

Greg Davis called meeting to order at 3:00 pm

All stood for Pledge of Allegiance.

Agenda: Landscape & Building Maintenance Contractor Estimates

President, Greg Davis

We are having a problem, as usual, getting people to come in to do work for us that are qualified people with the proper paperwork.

We are going to get our repair work done at a 60% less cost than what we were paying. To repair a whole wall on the side of a building is going to be around \$ 8,500 vs \$ 14,000 and that is taking the old siding off and putting new siding on. This siding is not like the siding on the buildings now. It doesn't fall apart easily like what we have now.

I signed a contract for them to do 8 buildings for \$ 56,000 and that includes the small repairs. The agreement was that they would do the small repairs first.

Linda's question was "If they see any additional damage when they take down the siding, is that an additional cost?" Greg said yes.

We have more than enough money to take care of it.

The siding comes pre-primed and they will paint it. That is included in the price.

They should be starting within the next two weeks.

Greg had a question for Frank about when we were going to get the dead trees taken down in front. Frank wanted to get a second opinion. Greg & Linda said the arborist already looked at it and declared that they were dying and dead.

David said that when they start to lose their crown they are dying and they can't recover.

Frank wanted to know if our budget could handle the cost of removing them. He has an estimate from David Swingle for \$ 6,400. He is concerned that since they are good, they are not quick to respond to phone calls.

Greg said to schedule them, and he will get around to it.

Linda made a comment that he should try to get an even better price from David.

Frank wanted to know if the trees will be replaced. Linda said that eventually they would be replaced but not right away.

Greg said he wants to bring in a professional that knows trees, knows Florida as an arborist so we can get fairly rapid growth trees.

Marie said Landscape Workshop has a horticulturist.

Greg brought up the different vendors that we have estimates for Landscaping.

Alexander's – Sunrise – Landscape Workshop and of course Tri-S.

We want to replace Tri-S. Alexander's is too high.

Sunrise and Landscape Workshop all offer the same services.

Sunrise is more expensive than Landscape Workshop.

Landscape Workshop took pictures and saw a bunch of bad spots.

We pay people to take care of this and that is my concern.

They seem to put a lot of thought into their landscape process. Like only mowing up to about one to two feet from the water line to allow the grass to grow enough to keep all the trash from going into the water. And we are the ones' paying for cleaning the pond.

They put more thought process in their landscaping.

And, they do not allow their workers to smoke on the job.

We have had a lot of complaints with our current landscaping company.

Scalping the lawns when they mow. Scalping areas that they weed wack.

They have broken statues in people's lawns.

Linda says in 2025 we paid Tri-S \$ 91,376. Considerably more than the contract called for at \$ 71,502.

The only thing that we would need is a separate Termite company.

Frank believes we should not change companies, and we only need to get a separate irrigation company.

Linda believes that they just don't take the initiative to bring problems to light to take care of them.

Linda & Marie both believe that it is time for a change. So do Greg and Victor.

We have had nothing but complaints from the community about the landscaping company.

Greg said that the Tri-S contract got slid through the back side because Fred was leaving and he wanted the contract voted in without due diligence.

Greg says he will check with our attorney to see how we can get out of this contract and how much notice we will have to give them.

Marie made a motion to adjourn. Victor 2nd All in favor. Motion caried.

Meeting adjourned 3:55 pm

Marie Lawrence V/P Secretary