



Briar

Patch

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

6525 Thicket Trail, New Port Richey, FL 34653

**Briar Patch Board of Directors Meeting
08-10-26 Meeting Minutes**

Board Members Present:

Greg Davis, President & Building & Architecture, Marie Lawrence, VP/Secretary, Diolinda Gonzalez, Treasurer/Clubhouse Director, (no Roads & Grounds 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 June Special Meeting & the May BOD meeting. Marie 2nd it and all in favor. Motion carried.

Board Members' Reports:

President, Greg Davis Report:

First order of business! Please accept this motion, I move to accept the minutes of the last Quarterly Board meeting May 10 and the Emergency meeting in June 28, 2026.

Marie 2nd it and all were in favor. Motion carried.

I would like to welcome our new homeowners/members to Briar Patch! I invite you to participate in the HOA. (HO=homeowner)

Secondly, I hope everyone is having a good summer!

Sadly, we lost a board member as Mr. Oliveras resigned secondary to his full-time work commitment. Thank you! Victor for your time and work.

Speaking of full time, Our VP Marie worked overtime during July beginning of August.

We had seven homes turn over! That means she was getting communication from 7 real estate brokers and 7 title companies and 7 soon to be BP homeowners all wanting info and needed estoppel paperwork etc.. Thank you, Marie, for your dedication to this process and making sure the legal paperwork is completed appropriately and the HOA gets reimbursed. The state sets a limit of \$299.00 for the Estoppel fee. We charge \$200, not enough! This work is in addition to normal monthly accounting of assessments and insurance declarations. Maryann Murray has been assisting Marie in reminder calls to HO's. Thanks for giving them the Briar Patch Hospitality !

A Deed Restricted Senior Community 55+

They would not be calling if we weren't REQUIRED to have the paperwork.

Linda, our Treasurer and Club House Director, has been doing a fantastic job also. She works closely with all of us in managing our funds. We are financially within budget. We do have some major expenditures coming soon, like building repair work. Thank you to everyone who assists her with the clubhouse activities. At the last meeting we decided to change landscaping companies. We will modify our contract with Tri-S to have them continue providing termite and insect spraying. We are going to hire Landscape Workshop to provide mowing, trimming and irrigation services.

ECC Exterior contractors are obtaining permits to do the siding replacement job. They will start once they have the permits and supplies on hand. Their plan was to finish before the end of September.

Many thanks to the pool committee!!!! A member had to step down, so we need a couple of people to help. We measure the pool chemicals with litmus paper, record it and blow the leaves off, of the deck as needed. It requires maybe 30 minutes per week.

The pool lifter needed some repairs and parts and is now in working order. If you use it, please do not push or pull the machine, use the hand controller. The chlorine sensor needed replacement, and the pool received an enzyme treatment. The enzyme treatment was to reduce the amount of sun protection oils and lotions in the water. Rinse off before entering the water. Next weekend we will send out the remaining 8 pool chairs for re-strapping and we get 4 re-strapped chairs back.

The BOD continues to move forward in a fiduciary manner. We set some short term goals. We have met some of them and continue to work toward the others. We all attended the required educational seminars or online courses. We have met with vendors, analyzed their service offerings to make our decisions. We have replaced poolside shrubs. They are declining and replacement is being studied. The trees on the Cabbage berm are being trimmed or removed.

Everyone needs to work toward upholding the bylaws and deed restrictions.

I am now asking each homeowner to do an exterior review of the front of their home. Check the bylaws and verify your compliance. If you have excess potted plants next to your garage in the garden bed, any pot that DOES NOT FIT in the confines of that bed must be removed. **Your sidewalks and driveway MUST remain clear.** If you have a bush or tree that is touching the building or roof, it must be trimmed so as not to touch the building, gutters or roof.

In a week or two I am going to notify everyone if you need to make adjustments. The homes that are out of compliance will need to make adjustments.

Board of Director's Short-term GOALS

- 1. Keep abreast of changes in HOA laws and State Statutes – met/ongoing*
- 2. Uphold the Deed Restrictions, all Bylaws and Covenants. - ongoing*
- 3. Maintain and improve the appearance of common areas and structures. ongoing*
- 4. Meet with service vendors and review contracts. Met*
- 5. Repair as much siding as possible within the budget TBD*
- 6. Research secure higher yield investment funds TBD*

Treasurer, Diolinda Gonzalez Report:

As of July 2026 month end, we are at 37% (\$141,023) of our 2026 estimated financial budget of \$382,440.

As of July month end, our Lincoln Investment account total is \$209,534. As of August 4th , we deposited \$25,000 into our Lincoln Investment account. This brings us to a total of \$100,000 deposited so far in 2026.

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.

Since our last quarterly meeting there have been 7 homes sold in Briar patch.,

One at the end of May, two in June and four in July. Also, one just closed on the 3rd of August which makes 8 homes.

Every time a home is sold, there is a lot of work that has to be done from start to finish. Starting with dealing with the seller and their agent and dealing with the buyer and their agent. Then comes the title company and their estoppels.

After the purchase and the buyers move in, there is the orientation of the new owners. Then all this information has to be recorded in six different data bases. That's a lot of time.

Currently we charge \$ 200. Per Estoppel.

As per the 720 Statutes we cannot go over \$ 299.

Having said that, I would like to increase the Estoppel fee to \$ 275.

At this point, I'd like to open it for discussion with the BOD as to what they think we should raise it to. Both Greg and Linda wanted to raise it to \$ 290.00

Marie made a motion to change the Estoppel from \$ 200 to \$ 290. Linda 2nd it, all in favor, motion carried.

Greg Davis, Building & Architecture:

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As far as landscaping is concerned. Frank Ferreri has sent in his resignation. We have no Roads and Ground Director as of today. Our new company, Landscape Workshop will be starting around the 2nd or 3rd of September. The last cut for the Tri-S crew will be the last week of August. Tri-S will still be spraying for termites and spraying the lawns. If anyone would like to have them do the inside of their homes, they will give you a discount.

Clubhouse Director, Diolinda Gonzalez:

On Sunday, September 6th at 12PM, we will have a Labor Day – End of summer celebration. We will supply sandwiches and water. Please bring a dish (food, side dish, dessert, etc.) and/or your favorite beverage to share with your neighbors. The sign-up sheet is on the bulletin board.

If you would like to reserve the clubhouse please go to our Briar Patch website: briarpatchnpr.com, go to "Online Forms" drop down and click "Application for use of Clubhouse."

If you are at the pool and use the patio tables, please make sure to clean the patio

tables after use.

Thank you, Maryann Murray, and Donna Ahlf, for helping me with the clubhouse and bathrooms.

Thank you to everyone who helps us with everything that needs to be 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:

Gregory Williams wanted to let everyone know he is available for power washing sidewalks and driveways for \$ 35.00.

Victor Oliveras wanted to know if we could just fill the pothole in the road by the entrance, but Greg said we should wait for the city to do it. We have to call them again.

Cynthia Shalala wanted to know what the exterminators actually do. Greg said that they spray the outside 4 times a year. If you would like them to do the inside of your house, they will give you a discount. Cynthia wanted to know if it is safe for animals when they spray. Greg said it might not be.

Sandy Sgroee wanted to know when the new company was going to start mowing. Greg said the first week of September.

Aphrodite wanted to know about spraying weeds. Marie said they are going to do that unless you do not want them to. Marie will be sending out an email blast asking those who do NOT want their gardens sprayed to send in their name and address so she can give it to the landscapers.

Linda Wheeler was worried that if they start spraying for weeks that they might kill the bush she just planted. Greg said then get a no spraying sign and put yourself on the list for no spraying. Marie said to let her know and she will let them know to put her on the list.

Diane Caruse wanted to know about the trees behind her house. Greg said he is having someone look at them.

Aphrodite wanted to know about the nails in the roof. Greg said she would have to see what her insurance would need her to do.

Greg Davis Adjourned meeting at 6:50 pm

Marie Lawrence V/P Secretary