



ANNUAL MEETING HIGHLIGHTS

February 9th 2015

The meeting was called to order just after 1.00 p.m., extra travel time having been allowed for latecomers braving the heavy rain to cast their votes. 57 homeowners attended.

Directors present were Marlene Winchester, Frank Ferreri, Claire Phillips, Nick Alemaghides, Bonnie Baisley and Frankie Rambo. Ron Jazwa was absent due to a work related commitment.

After confirmation that sufficient votes had been cast to constitute a quorum, Marlene asked for the Pledge of Allegiance and the meeting commenced. The Minutes of the February 10th, 2014 Annual Meeting were approved. Each nominee up for re-election was then given an opportunity to address the Owners.

Since unit owners had four issues upon which to vote and the counting of ballots was expected to take longer than usual, the meeting opened with Owners' Participation and Comments.

-Many familiar topics were raised, some of which will be included as FAQ (frequently asked questions) in the next Homeowners' Directory. Others topics were:

-One of our ponds appears to be black at the bottom. The cost of remedial treatment will be investigated.

- Owners, who would like to see sidewalks introduced along or around Troublecreek Road, were advised to institute their own committee to address the City Council.

-Owners were urged to request anyone seen parking on any part of our lawns to remove their vehicle to avoid incurring a fine.(Cars on lawns break the underground sprinklers which are very costly to repair.)

-Now that all of our roofs have a 30 year warranty, owners should obtain a wind mitigation certificate, which could save them hundreds of dollars on their house insurance, long-term. Rick Vaughn can provide this Certificate/Inspection: Tel: 727-389-1406.

- Inadequate drainage on Glen Hollow causes flooding in some of the homes during rare but heavy storms. Affected owners need to attend City Council meetings to request better drainage.

Joan McArdle, who kindly volunteered to be our Nominating Committee Chairman, announced the Ballot results.

A total of 95 votes was received in the form of 42 Proxy votes and 54 Ballot votes. (85 votes were needed to constitute a quorum). The results were:

- The owners agreed to accept the Ratification of the 4th Amended Deed Restrictions.
- The owners accepted the Amendments to the 5th Amended Deed Restrictions.
- The owners voted to accept the 2015 Budget as presented.

There being no write-ins or nominations from the floor, all four Directors were overwhelmingly returned to the Board.

Directors' Reports

President Marlene wished to draw attention to several areas which needed improvement:

Trash cans should not be allowed to remain on the curb for longer than the allotted 24 hours. Sometimes the containers are put out days too early and/or remain on the curb for days, which is not permitted and also unsightly.

-The Visitors' Parking pads are for visitors *only*.

-Walkers within the community are strongly encouraged to keep to the sides of the road to avoid being injured by careless and/or speeding drivers.

- Marlene reported that there would be a minimum of \$50,000, maintained in our Operating account at all times. We shall be building up the Reserve and Special Projects' accounts.

During 2014 Briar Patch was re-registered as a 55+ Community. We also renewed our Covenants for a further 20 years.

- During 2014 twelve units were either sold or transferred. We currently have six foreclosures.

Vice President, Director of Roads & Grounds, Frank :

Many of Frank's areas of interest were addressed during the period of Owner Participation, previously noted.

- Frank gave an update on the areas which were improved during 2014:
- The area directly behind our Briar Patch sign has been upgraded with shade tolerant sod.
- The island at the front entrance has been beautified and shade tolerant plantings installed
- The broken fencing on the East side has been replaced.
- The mailboxes have been refurbished and repainted, with new decals on the sides.
- All Briar Patch signage has been made uniform.

Frank was pleased to report that Barry Crites has expressed an interest in assisting the Board and will start initially in the area of landscaping.

Secretary/Treasurer, Claire confirmed that Notices for today's Meeting were mailed or distributed to all Owners in a timely manner. She reported that all bills were paid and up to date. A large part of our expenditure had been towards our re-roofing schedule, which was completed early, thanks to the hard work of Nick Alemaghides.

As reported, we will now start building up our Reserve and Special Projects accounts. **There will be no increase in HOA Fees for 2015.**

Claire expects to complete the Homeowners' Directory around the end of February, and this year will include extra information which should be useful to unit owners.

Hand delivery of Newsletters where needed will recommence shortly.

One of our homeowners, Gary Lavallie has generously offered to produce a Website for Briar Patch, which will provide invaluable information and assistance to both current and potential owners.

Watch for further information!

Director of Clubhouse, Bonnie reported that the Clubhouse was looking great.

All of the outside electrics have been re-done and further work to improve our Christmas lighting will soon take place.

Bonnie is getting a proposal to improve the lighting at our Briar Patch entrance way, ensuring that no lights will intrude in any homeowners' windows.

Lighting is also being considered for the center island at our entrance. Bonnie has already established that solar lighting is not feasible.

Director of Buildings & Architecture, Nick reported that this year's exterior painting has already started. He plans on painting six buildings each year. Bldg. 19 has been completed and Bldgs. 18, 17, 14, 13 and 22 will follow. Nick is also hoping to improve the durability of the outside walls of our end units, which will also improve their appearance.

Director at Large, Frankie has only greeted one new owner so far this year – Margaret (Peggy) Van Dyk, whom we welcome to our community.

OTHER BUSINESS

The Board would like to thank the group of volunteers who manned the reception desk for the Owners who came to cast their votes this year. They enabled the whole process to function smoothly and without any hitches. Thank you all so much for your willing and able assistance. And thank you again, Joan McArdle, for stepping up to the plate to Chair the Nominations Committee.

We are gathering final information for this year's Homeowners' Directory. While we are doing this – **it would greatly assist us if you could receive your Newsletter by email, if you can.** It reduces the work for the people who volunteer to deliver the Newsletters, not to mention reducing printing costs. Just email your email address to cphillips103@tampabay.rr.com and let us know your name and address, so that we can cross it off our delivery schedule. Thank you.

Another item that would greatly reduce our workload is the reduction of Payments by Coupon for HOA Fees. **Please switch to Autopay if this is an option for you.**

Next Clubhouse Dinner: Will be in April. – Date to be announced. See the next Newsletter and the Clubhouse Notice Board.

Recycling Dates: (2nd and 4th Wednesday of each month) : February 25, March 11.

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