



## Highlights of May 11th, 2015 Board Meeting

The meeting was called to order at 1.00 p.m. All Directors were present except for Ron Jazwa. The Minutes of the April 13th, 2015 Board Meeting and Special Board Meeting which followed were both approved.

### DIRECTORS' REPORTS

**President Marlene Winchester** gave an update on unit sales within the community:

- 19.1 6501 Remus Drive**, is up for sale and assigned to a Real Estate Broker.
- 26.2 6422 Thicket Trail**, Foreclosed but heirs have been traced.
- 8.4 4514 Slippery Rock**, Sold and has new owners.
- 13.1 6510 Remus Drive**, transferred from deceased to nephew.
- 20.2 6436 Cabbage Lane**, Sold, closing May 15.
- 17.5 6537 Remus Drive**, Sold, closing May 18<sup>th</sup>.
- 30.5 6437 Thicket Trail**, For Sale but no sign up yet.

Marlene said that some owners are putting their trash at the curbside much too far in advance – sometimes days before pickup! This not only attracts wild animals and is unsightly, but is a direct violation of our Deed Restrictions.

Marlene said that she had received many enquiries about Homeowner' Insurance and some discussion followed.. Because there were so few homeowners at the Board Meeting we would like to restate the situation as follows:

*While in some residential communities and varied circumstances Homeowners' Insurance may not be legally required, the Briar Patch 5<sup>th</sup> Amended Deed Restrictions (Para. 41) state "All homeowners are required to procure and maintain adequate hazard insurance and liability insurance on their respective lots, including the residence on the lot." We need to recognize that during a storm or hurricane there could be the loss of a window or roof and flying debris could easily cause damage to neighboring properties, for which we would be liable.*

Especially for the benefit of new arrivals, Marlene stressed that any owner wishing to carry out landscaping or other changes *must* put in a request to introduce such changes (e.g. Windows, Patio Tiles or Exterior Doors) by using our "Landscaping Modification Agreement" or our "Architectural Modification Agreement", both of which are available at all times in the Clubhouse.

Regarding our newly 5<sup>th</sup> Amended Deed Restrictions, Marlene had been advised by our attorney that we have to leave the recent changes underlined in the new documents so that they can be readily identified.

**Vice President/Director of Roads & Grounds, Frank Ferreri**, wanted to thank Bob Getz for taking the initiative to ask Duke Energy to paint one of our lamp posts and also to request LED lights. We hope to see more of these lights being introduced within Briar Patch as a result.

Frank also reported that inspection and repair work had recently been carried out on our Rid-O-Rust system.

**Secretary/Treasurer, Claire Phillips** reported that all bills are paid and up to date. Our bank account balances are as follows: *Operating a/c: \$63,576.11; Special Project a/c: \$6,906.10; Reserve a/c: \$58,468.16*

Regarding the cleaned up version of the new 5<sup>th</sup> Amended Deed Restrictions, Claire expected to have these copied over the following weekend so that copies could be given to those who had requested them. Meanwhile, they are always available for reference or downloading on our Website: [briarpatchnpr.com](http://briarpatchnpr.com).

Also being revised is the information packet that is being handed to all new owners when they are welcomed by Frankie Rambo. This revision should be available in a week's time.

Claire wanted to give special thanks to our new team who volunteered to recommence hand deliveries of the Newsletter to those owners who do not have computers. These good people are: Harry Amway, Ron Chesser, Beverly Hughes, Judy Michel,

Arleen Mizeski and Rose Stevens. Thank you everyone!

**Director of Buildings & Architecture, Nick Alemaghides**, reported that painting had been completed on Bldgs. 18, 19 and 22. Also being painted this year will be Bldgs. 13, 14 and 17. Leaking roofs due to work executed by our previous contractor are still being reported.

Nick wanted to remind all owners that they are responsible for the cleaning of and removal of debris from their gutters. This is needed to protect our roof warranties.

The power washing company which recently cleaned many of our driveways will be approached to see if they would be prepared to give a set price to owners for periodic gutter cleaning. To result in a perfectly cleared gutter around the entire building, it is strongly recommended that all units in the same building participate in the periodic clearing and cleaning of their gutters to protect the roof of the whole building.

**Director of Clubhouse, Bonnie Baisley** asked what price Preston of Cutter's had quoted for installing an irrigation line to the island at our entrance. Frank Ferreri reported that it would be a few hundred dollars. Bonnie stressed to the Board that there is currently no satisfactory means to water any flowers or plants on the island. A motion to have the irrigation line and the new lighting installed both at the same time was made and unanimously agreed. Proposed by Bonnie and seconded by Nick.

**A VOLUNTEER IS NEEDED to collect and install our containers of drinking water in the Clubhouse** because Bob Getz, who has been good enough to undertake this task for a long time, can no longer continue. The volunteer will need to be male, since the water filled containers are cumbersome and heavy to handle. *Please contact a member of the Board if you are willing to help maintain the supply of drinking water in the Clubhouse.*

**Director of Pool, Ron Jazwa** was in Ireland and his report given by Marlene Winchester. After searching for the best value, Ron placed a deposit of \$2,100 for replacement tables and chairs for the patio area. The new chairs will be much more durable than the previous chairs and carry a two-year warranty. An additional \$2,100 will be needed to complete the purchase, the total cost of which to be shared between the Pool and Clubhouse Budgets. Marlene

suggested that all of the dining chairs (not lounge chairs) and tables without umbrellas be offered for sale in this Newsletter as follows:

**The dining chairs in the clubhouse patio area are offered for \$5 each**

**The round Tables in the patio area are offered at \$20 each. Homeowners who are interested in should leave a message on the Briar Patch dedicated telephone no: 727-808-2101.**

**Director at Large, Frankie Rambo** had nothing to report but has four new Owners to greet after she has been given the updated Welcome Package.

### **PUBLIC PARTICIPATION**

Owners voiced their concerns about clogged gutters and it was reiterated that all Owners were responsible for the maintenance of their gutters.

Owners also added their complaints about trash cans being put out too soon and also without lids, which attracted raccoons, etc., and caused trash to be spread over the lawns overnight. We hope that bringing these situations to light will help to reduce or eliminate the occurrences. Owners are also reminded NOT to feed any birds or wild animals, which compounds the problem.

The next Board Meeting will be on June 8<sup>th</sup> with no Board Meeting or Newsletter in July and August.

**Joan McArdle's Summer Picnics that we so enjoy will be held on:**

*MEMORIAL DAY, MONDAY MAY 25<sup>TH</sup>  
SATURDAY, JULY 4<sup>TH</sup>  
MONDAY, SEPTEMBER 7<sup>TH</sup>*

The time will be 3 p.m. The charge will be \$5 per owner and the sign-up sheet will be displayed on the Clubhouse Notice Board.

### **RECYCLING**

**2<sup>ND</sup> and 4<sup>TH</sup> Wednesday of each month: MAY 27, JUNE 10.** Put out trash cans the night before.

Most of our snowbirds have flown and we miss them already. Have a great summer everyone.

*Board of Directors*