



Website: briarpatchnpr.com
Tel: 727-808-2101

Highlights of September 14th, 2015 Board Meeting

The Meeting was called to order at 1.00 p.m. All Directors were present.

After the Pledge of Allegiance Nick Alemaghides introduced his new maintenance man, Anthony LaRocca so that he could present an update of work in progress within the community.

Anthony gave an extensive report on the repairs carried out in order to address various issues. These include improperly sealed joints, removal and replacement of rotted sidings and some internal beams with treated wood or Hardy board. Replacement of cracked and loose caulk with fire barrier adhesive, and caulking and painting of windows where necessary. Sealing of back units where stucco meets the ground to prevent water from seeping underneath the foundation.

Anthony recommended that **owners do not place any container larger than 1.5 gallons on their porch railings, since gradually this causes damage which needs repair. Also bushes with vines should not be introduced because the vines creep under the sidings, causing damage and sometimes permitting animals to enter. Owners please note that the repair of any such damage will be billed back to the unit owner.**

DIRECTORS' REPORTS

President/Asst. Treasurer Marlene Winchester reported changes in the collection of recycled materials.

Starting October 1st, 2015 Blue bags will no longer be accepted. Recyclables must be placed in a dedicated container clearly marked RECYCLING.

Marlene reported that since the February issue of our Homeowners' Directory there have been 20 transfers of ownership within Briar Patch. Because of this, Marlene needs to stress several issues:

* Any owner putting a unit up for sale should sit down with their Realtor and emphasize the following:

* *Briar Patch is NOT a condominium with condominium services.*

* *Our Documents and Deed Restrictions are displayed on our Website: briarpatchnpr.com, as is a lot of other valuable information.*

* *If an outgoing owner is on Autopay for their HOA fees they MUST contact Marlene Winchester so that she knows who the new owner is and thus avoid unpaid Dues and additional Bank Fees.*

* *For new and longstanding owners paying dues by Coupon, Marlene asks them to **PLEASE use the correct month's coupon for each payment.** Not doing so results in a lot of confusion plus additional bank fees which can be billed back to you, the owner.*

Marlene still is receiving telephone calls that should be directed to our dedicated line: **727-808-2101.**

A lot of recent calls have arisen because owners mistakenly believe that the grounds behind their unit belong to the Association simply because we mow there. This is incorrect. The land at the back of each unit belongs to its owner and is entirely their responsibility. If this land becomes flooded it is up to each owner to cope with the flooding (and obtain flood insurance as necessary). The Association cannot assist and has no provision for doing so.

Finally, Marlene reported that, as required by our Statutes, we have set up a Fines and Suspensions Committee, with the kind cooperation of three volunteers.

Director of Roads & Grounds, Frank Ferreri, also made reference to our new website, saying that Gary Lavallie has done a great job for us. Basically, it contains all we need to know and now displays the new cleaned-up version of our Deed Restrictions, along with other information and recent Newsletters.

Frank also confirmed Marlene's earlier comments, saying that the Association does not own any land beyond the Clubhouse area. Each unit stands on its own land and each owner is responsible for all of it. All we do *at the rear* is mow.

Frank said that our white fence on Trouble Creek Road had become slightly bowed due to recent flooding, but that we have been advised to allow everything to dry out before remedying the situation.

Secretary/Treasurer, Claire Phillips, reported the end August bank account balances as follows:
Checking a/c \$88,383.11; Special Projects a/c \$3,106.99;
Reserve a/c \$58,497.72.

To complete the Treasurer's Report, Marlene said that due to the unexpected additional work required for the repair and maintenance of our buildings, we would be about \$7,500 in the red for our Buildings Maintenance and Repairs Budget for 2015. After discussion it was agreed that since we have under spent in other areas of our Budget the shortfall could be transferred from another category to cover it.

VOLUNTEERS! Claire reported that there had not been a single response to earlier Newsletter appeals for a male resident to continue with the collection and installation of drums of drinking water for the Clubhouse. Bob Getz and his wife are manfully struggling with health issues yet continue to carry out this function.

This, then, is a final appeal for one able bodied male owner who would be willing to collect the drums of water from Wynn Dixie or Sam's Club and bring them to the Clubhouse. The absence of drinking water from the Clubhouse in our Floridian temperatures would be a sorry situation.

Two other volunteers are needed for the delivery of Newsletters. One of our deliverers is stoically delivering to a double route, plus we need one back-up volunteer to fill in for vacations or absent snowbirds. This entails delivering about 18 Newsletters once a month for ten months of the year. We would love to hear from two such volunteers. Just contact Claire.

By the way! Any Owner, especially new owners, who could receive their Newsletters by email should please let Claire have their email address. This is a great help all round – both in printing costs and to our volunteer deliverers. Just email Claire at cphillips103@tampabay.rr.com

Claire wanted to make a special acknowledgement of the Musical Evening that Joan organized with music by Shelley on August 8 by the Pool.. It was greatly enjoyed by all and several attendees wanted to know how it might be arranged again, possibly with the aid of some donation on the part of attendees. Thank you Joan!

Director of Clubhouse, Bonnie Baisley, said that she was about to arrange for our Clubhouse air conditioner to have its annual cleaning. Also, since they had become shabby, she would like to have both bathrooms painted and also have new toilet seats and mirrors. This was agreed.

Bonnie also said that if no volunteer to collect the drinking water for the Clubhouse was forthcoming, then the availability of drinking water in the Clubhouse should cease.

Director of Buildings & Architecture, Nick Alemaghides, reported that two buildings, nos. 14 and 17, remain to be painted.

Nick also wanted to address the situation of leaking roofs. Since all of our roofs have a 30 year GAF warranty, Nick proposes writing to GAF to ask for new roofs to be installed when chronic leaks persist and as they manifest themselves.

Meanwhile, owners who have to call Don Faunce to report a leaking roof MUST FILL IN A WORK ORDER so that Nick is kept fully informed of the ongoing situation. Would all owners please take note. Thank you!

Director of Pool, Ron Jazwa reported that all was well with the pool area and that he had no other issues to discuss.

Director at Large, Frankie Rambo, reported that she had visited with five or six new owners and had given their information to Marlene.

PUBLIC PARTICIPATION

Two owners asked when Work Orders were required versus when they were at liberty to make minor improvements without obtaining approval and these points were clarified.

One owner said that he had achieved a better dispersal of our heavy rains by introducing wider gutters plus wider downspouts on his unit. This information might be helpful to other owners.

MISCELLANEOUS

THE GOOD NEWS! Our snowbirds are starting to drift back despite still warm days.

THE BAD NEWS! Preston is starting to get harassed again as he and his workers go about their chores. Please DO NOT TALK TO THEWORKERS. They are not your personal landscapers. If you want something done or have an issue – Fill in the Work Order. Please cooperate.

OCTOBER BRIAR PATCH DINNER!

The ever popular PIZZA PARTY

DATE: Friday October 9th, 2015

TIME: 5.30 P.M.

COST: \$5.00 PER PERSON

Signup sheet will be posted shortly. Don't forget to sign up AND pre-pay.

RECYCLING DATES (No Blue Bags after September 30!)

September 23rd

October 14th (not in a blue bag)

October 28th

*Enjoy these last days of Summer.....
Board of Directors*