



Highlights of June 8th 2015 Board Meeting

The Meeting was called to order at 1.00 p.m. All Directors were present except for Nick Alemaghides. The Minutes of the Board Meeting of May 11th, 2015 were approved after one minor alteration.

DIRECTORS' REPORTS

President Marlene Winchester said that this would be the last Board Meeting until September 14th, 2015, although the work of the Board continued in the interim.

Marlene said that she had retyped the 5th Amended Deed Restrictions without all the corrections and underlinings so that they were easier to understand. Our Attorney confirmed that the cleaner copy could be distributed provided it carried a statement saying that it was NOT the recorded copy. The clean copy will be given to new owners and to any owner who requests it, plus appear for unloading on our Website, *briarpatchnpr.com*.

Marlene reported that two items remained to be addressed by the Board, per our 5th Amended Deed Restrictions: One, it had to introduce Parking Permits for guests staying longer than three consecutive days (Item 17) and Two: it had to appoint a Fines and Suspensions Committee., (item 35a). Marlene has already spoken with three possible candidates for the latter item.

Director of Roads & Grounds, Frank Ferreri, said that he had been in contact with Duke Energy regarding the possible installation in Briar Patch of the city's newly adopted LED lights. However, after going into the city at night he had seen that the new lighting was much too bright for our use, as the lights would shine into our home and bedroom windows throughout the night. We have therefore opted not to introduce the LED lighting, although the lamp poles will still get painted.

Frank asked if anything was going to be done about a seasonal owner who appeared to have some rentals and Marlene said that she would be talking to our Attorney on the matter. Recent changes in ownership were discussed, but the only one not previously reported is **4553 Glen Hollow**, which has been sold and will close around mid-June.

Secretary/Treasurer, Claire Phillips, reported the end-May bank account balances as follows: Operating Account \$68,633.52; Special Projects Account \$2,506.27 and Reserve Account \$58,475.61.

Arising from the previous month's discussions, Claire had spoken with the company which had done such a good job of power washing our driveways and they had agreed to undertake the cleaning out of unit gutters, plus washing of windows, both inside and out. A newly negotiated price sheet will be displayed on the Clubhouse Notice Board. Owners should call the company direct but note that there is a further \$5 reduction if adjoining owners get their gutters cleaned simultaneously. **See Price List at the end of this Newsletter** for the convenience of all owners not visiting the pool area.

Claire regretted to report that no male resident has volunteered to continue with the required collection and installation of the drums of water for the clubhouse drinking water. Everyone enjoying this facility needs to try to enlist such a volunteer if the service is to remain uninterrupted

Completing the Treasurer's report, Marlene said that \$5,000 was being put into the Painting Reserve a/c momentarily and that the Roofing reserve a/c will be added to later this year.

In Nick Alemaghides' absence, Marlene said that the exterior painting will recommence shortly. (As reported last month, Bldgs. 13, 14 and 17 are scheduled next.)

Director of Clubhouse, Bonnie Baisley, reported that Holiday Electric will shortly resume their work in the Clubhouse area. Next will be the installation of better lighting and an electric socket for our entrance way; Bonnie will be absent when this takes place, around June 23rd, but Frank Ferreri agreed to cover for Bonnie when the lighting was installed.

Director of Pool, Ron Jazwa, reported that all was well with the pool. The new furniture for the clubhouse area had arrived and everyone agreed that it was an improvement. A few of the old tables and chairs remained unsold and would be given to charity if there were no further takers. Ron pointed out that 8 of the new chairs were being kept under cover until they were needed.

Director at Large, Frankie Rambo, said that she had paid visits to two new owners and given their information to both Claire and Marlene.

PUBLIC PARTICIPATION

Joan McArdle wanted to share her growing concern about the ever increasing cost of food; the cost of late has been subsidized by the 50/50 raffle and the occasional donation. Initially, Joan said she will be trying to maintain the cost per dinner at \$5 per person by managing the expenses and food choices differently.

Some changes in food choices will appear in the sign-up sheet for the July 4th picnic. In addition, those unable to attend at the last minute can no longer expect to have their \$5 applied to a later function. If they cannot get a neighbor to collect their meal for them on the actual night, their \$5 will be used as a donation. Similarly, cut-off dates and paying for meals in advance will also be adhered to. Last minute add-ons should first call Joan to ensure that there will be sufficient food for them. Joan asks everyone to appreciate the reason for keeping better control and have less waste or left-over food from now on. *These are all efforts to keep clubhouse meals at \$5 per attendee.*

Bonnie Baisley said that she could help with the cost of paper products for the clubhouse dinners by including them in her Clubhouse budget – an offer which was gratefully accepted.

Joan finished by saying how much she appreciated the enormous help which many attendees donated to the clubhouse events.

Owners discussed the rust marks remaining on the driveways, caused by the well water on the East side of Briar Patch, and Frank Ferreri confirmed that this was an ongoing concern.

The Meeting adjourned at 1.45 p.m.

The next Board Meeting will be on September 14th at 1.00 p.m. in the Clubhouse. There will not be any Newsletters in July and August.

CLUBHOUSE DATES FOR THE SUMMER

Watch the clubhouse notice board for info and sign-up sheets. Be sure to pay by Joan's cut-off date to reserve your meal!

SATURDAY JULY 4TH CLUBHOUSE PICNIC

MONDAY SEPTEMBER 7TH LABOR DAY PICNIC

Have a Happy and Safe Summer everyone!

BOARD OF DIRECTORS.

OTHER DATES TO REMEMBER

RECYCLING DATES – BLUE BAGS NO LONGER NECESSARY:

- WEDNESDAY JUNE 24TH
- WEDNESDAY JULY 8TH
- WEDNESDAY JULY 22ND
- WEDNESDAY AUGUST 12TH
- WEDNESDAY AUGUST 26TH
- WEDNESDAY SEPTEMBER 9TH

Remember to put recycling on the curb the night before

TRASH PICK UP: MONDAYS AND THURSDAYS
(Put trash cans out the night before and kindly remove within 24 hours.)



**Elegant Improvements
JUNE 2015 PRICE LIST**

Gutter Cleaning – Front and Back \$25.00
(\$5 reduction if adjoining unit cleaned at the same time)

| | |
|-----------------------------------|----------------|
| Window Cleaning – Exterior | \$45.00 |
| Exterior and Interior | \$65.00 |

| | |
|---|----------------|
| Bundle Deals | |
| Windows, Inside, Outside & Gutters | \$85.00 |
| Windows Outside and Gutters | \$65.00 |

All Prices for one or two storied units

CONTACT INFORMATION:
CALL ANTHONY: 727-265-6001 TO SCHEDULE

Insured and Bonded