



Website: briarpatchnpr.com

Highlights of October 12th 2015 Board Meeting

The Meeting was called to order at 1.00 p.m. All Directors were present except for Nick Alemaghides and Frankie Rambo. The Minutes of the Board Meeting of September 14th, 2015 were approved.

DIRECTORS' REPORTS

President Marlene Winchester wanted to remind all Owners of the recent changes made in the collection of Recyclables. BLUE BAGS CAN NO LONGER BE USED, either to carry the recyclables, OR inside the recycling container that is now required. The blue bags jam up the equipment and must not be introduced anywhere. If you don't have the Recycling sticker for your container – put it out anyway. The recycling company say that they will leave a sticker for your future use.

Marlene gave an update on the status of Nick Alemaghides, who has been ill. He is now recovering and is much improved, although not yet at home.

Marlene said she is still receiving phone calls about **leaking roofs**, which is waste of everyone's time. *Please*, as directed in your Homeowners' Directory, call Don Faunce at (1)352-428-1158 AND FILL OUT A WORK REQUEST so that the correct people are informed.

Director of Roads & Grounds, Frank Ferreri gave an update on Ron Witzel, a long-time owner who had recently survived a tragic car accident. Thankfully, Ron is at home and doing well.

Frank said that our grounds are in great condition thanks to the excellent work of Tri-S and Cutter's. Arising from his conversations with owners, Frank said that there are many who still do not understand that Briar Patch is not a condo. There is an ongoing need to educate all owners of this fact, plus emphasize the necessity for everyone to carry Homeowners' Insurance.

Secretary/Treasurer, Claire Phillips, Marlene Winchester, for Claire, reported our end September bank account balances as follows:: Operating Account \$54,740.26; Special Projects Account \$13,108.16 and Reserve Account \$.88,507.52

Marlene also said that she would soon be transferring \$20,000 into our Roofing Reserve Account and noted that our costs for Building Repairs was increasing because our buildings are around 30 years old.

Claire said that she was working on the redesign of several of our forms in order to get more complete information from new owners as they arrived. Our Payment by Coupon spreadsheet for the Bank will also be updated in readiness for release in December. Next in line will be the documents needed for the February Annual Meeting.

Director of Clubhouse, Bonnie Baisley expressed concern about a broken paver outside the back gate of the pool, saying that it needed replacement before someone tripped over it. It was agreed that Anthony La Rocca should be asked to take care of it. Anthony has given an estimate of \$800 for the painting and general refurbishing, including new mirrors and toilet seats of the two outside toilets, plus a new light sensor. The Board agreed the expenditure as quoted.

Director of Pool, Ron Jazwa, reported that all was well with the pool, but that a new pool cover will be needed when the cooler weather arrives.

Before the meeting ended Frank Ferreri wanted to express a word of appreciation for Joan McArdle who had worked hard to organize the Clubhouse functions, and who was already making plans for upcoming events. Everyone present gave a round of applause for Joan who, unfortunately, had not been able to attend the meeting. *Please see Joan's message which appears under Clubhouse activities in this Newsletter.*

PUBLIC PARTICIPATION

A few new owners posed frequently asked questions which were answered, both by the Board and other owners who were in attendance. Some of these were:

Tall Trees – it is up to the owner in whose property it stands to have limbs trimmed and away from rooftops and gutters.

All Owners need to take out Homeowners' Insurance. The entire building belongs to you, the owner.

The Association carries NO insurance for any part of your unit or property, or surrounding land.. Only the Clubhouse and Pool area is insured by the Association.

Also during the Public Participation it was confirmed that Frank Myrice had kindly volunteered to take charge of the Clubhouse drinking water supplies – Thank you Frank! Also, thanks to Peggy Van Dyk for offering to deliver one of the Newsletter routes.

OTHER MATTERS AND INFORMATION

COMPLAINT ABOUT DUMPING PLANT DEBRIS

The owner of the property down by the dirt road portion of Big Loop called the New Port Richey code enforcement to wage a complaint about the dumping of clippings and other yard waste on an empty portion of the property. This a direct Code Violation and could result in fines for the guilty party The code officer was good enough to alert us of the complaint so that we could issue a cautionary notice in case one of our residents was to blame.

It is not necessary for anyone to resort to dumping yard waste or clippings illegally, since our trash company willingly accepts this type of yard waste when it is bagged and put out with our twice weekly collection. As a precaution, however, we request that no-resident of Briar Patch disposes any yard trash in the rear area of Big Loop since it is not only illegal but would be a poor reflection of our community.

BOARD VOLUNTEERS

We would be interested in hearing from any Permanent Resident who is interested in serving on our Board

To do this please let us know by placing a brief resume in the Blue Box in the Clubhouse. Board Elections are held in February of each year. Details of Directorships and positions up for re-election will be issued at a later date.

CLUBHOUSE ACTIVITIES

The Pizza Party on Friday, October 9th was enjoyed by all and we were pleased to see some of our new owners in attendance.

Joan wants everyone know that we are **thinking** about the **possibility** of a FALL TURKEY DINNER in *early November*. The event would be catered and would cost **\$15 per person**.

EVERYONE WHO IS INTERESTED SHOULD PLEASE SIGN THE SHEET POSTED AT THE CLUBHOUSE BY MONDAY, OCTOBER 19TH.

Finally, on **Sunday, December 6th** we will have our Annual Christmas Party at 3 p.m. This is for all Residents and there is no charge.

Donated Appetizers or desserts would be appreciated. All items need to be **finger foods**.

More information will be posted on the Clubhouse bulletin board. A sign-up sheet will be posted around mid-November.

OTHER DATES TO REMEMBER:

FALL is almost here and it's a good time to have your rooftops and gutters cleaned before they become even more clogged. Don't forget that Anthony La Rocca has a special price for Briar Patch residents for gutter cleaning (\$25) and window cleaning (exterior \$45).

RECYCLING DATES

(2ND AND 4TH Wednesday of each month)

Put on curb in a **container** the night before. NO BLUE BAGS.

- October 28th**
- November 11th**
- November 25th**

TRASH COLLECTION

Every Thursday and Monday.

Put on curb the night before and kindly remove within 24 hours.

THE NEXT BOARD MEETING will be held in the Clubhouse on Monday, November 9th 2015 at 1.00 p.m.

Welcome back Snowbirds!



Board of Directors